DEPARTMENT OF HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

Puerto Rico
Public Housing Administration

Annual Agency Plan
2011– 2012

Five Years Plan
2011 - 2016

San Juan Hub O P H

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SAN JUAN FIELD OFFICE • REGION IV
Parque las Américas I • 235 Federico Costa Street • San Juan, PR 00918
www.hud.gov • www.espanol.hud.gov

June 23, 2011

Mr. Miguel B. Hernández-Vivoni, Esq.
Acting Administrator
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

Dear Mr. Hernández-Vivoni:

SUBJECT: NOTIFICATION OF APPROVAL
ANNUAL PLAN FOR FISCAL YEAR 2011
FISCAL YEAR BEGINNING JULY 1, 2011
PUERTO RICO PUBLIC HOUSING ADMINISTRATION - RQ005

This letter informs you that the submission of your Public Housing Agency (PHA) **Annual Plan** for Fiscal Year (FY) beginning July 1, 2011 is hereby approved. HUD approval does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, you will comply with the rules, standards, and policies established in its Plan, as provided in 24 CFR Part 903 and other applicable regulations.

The approved Plan, all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours. HUD also will make an electronic version of your approved Plan available for public display on HUD's PHA Plans Web page Puerto Rico (under Caribbean) at the following address:

http://www.hud.gov/offices/pih/pha/approved/

Once posted, your 2011 Annual Plan will remain on display until your next submitted Plan (whether next year's plan or an intervening significant amendment or modification) is approved by HUD. If you have any questions regarding your PHA Plan or the information in this letter, please contact Robert Lugo, Public Housing Revitalization Specialist, at 787-766-5400 extension 2018.

Sincerely,

Olga Saez
Director

Public and Indian Housing
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- Public Housing Agency Plans
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Thank You for using the PHA Plan Submission System

Your PHA Plan files have been successfully submitted to:

Field Office:	**San Juan**
PHA Code & Name:	**RQ005, Prpha**
Fiscal Year:	**2011**
Total number of uploaded files:	**19 file(s)**

Your PHA Plan will be processed and posted for review by the HUD Field Office within 48 hours of the next business day. Your field office has been notified.

The **Received Plans** web page will be updated within 48 hours as well.

If you need to submit another PHA Plan, you may do so at the **Submit Plans** web page.

You may return to the **PHA Plans homepage** or go to **HUD's main page**.

Last modified: December 22, 2005 15:22

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DEPARTMENT OF
HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

April 15, 2011

Ms. Olga Sáez
Director
Office of Public Housing –Caribbean Office
U.S. Department of Housing & Urban Development
Parque Las Américas I
235 Federico Costa Street, Suite 200
San Juan, Puerto Rico 00918

PRPHA ANNUAL AGENCY PLAN AND FIVE YEAR PLAN

Dear Ms. Sáez:

The Puerto Rico Public Housing Administration is hereby submitting its Annual Agency Plan for fiscal year 2011-2012 and 5-Year Plan 2011-2016 as required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), for your evaluation and approval.

This Annual Plan represents the work done with the PRPHA Staff, Municipalities, Management Agents, Resident Advisory Board and Residents. It includes, our approach to addressing quality control issues, financial strategies, preservation of inventory, social services, among others, though more important how our services are being delivered to the residents.

Enclosed PRPHA Plan Template HUD-50075 and other attachments which have been submitted via Internet as required.

If you have any question, feel free to contact me or Janice M. Miranda Claudio, Esq.- Deputy Administrator at 787-759-9407 ext. 3004.

Sincerely,

Miguel B. Hernández-Vivoni, Esq.
Acting Administrator

MBHV/MDN

Enclosure

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

"Hoy construimos un mejor Puerto Rico"

BOARD RESOLUTION
NO. 2011-21

Request of Approval for the Puerto Rico Public Housing Administration Proposed 2011 Annual Plan and 2011-2016 Five Year Action Plan

Whereas, The Puerto Rico Public Housing Administration manages over 55,000 public housing units distributed among 329 developments in the Commonwealth of Puerto Rico.

Whereas, for the management of the aforementioned public housing units, the Puerto Rico Public Housing Administration receives public housing Operating Funds and Capital Funds by means of an engagement with US Department of Housing & Urban development.

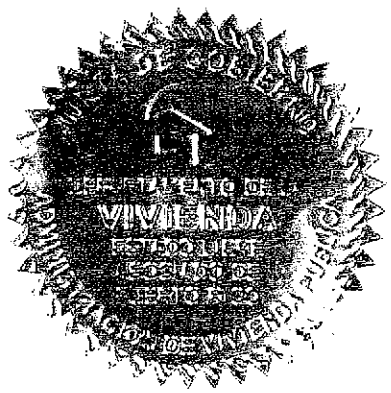
Whereas, as part of such engagement and not limited to the following, the Puerto Rico Public Housing Administration must annually submit to the US Department of Housing & Urban Development the Agency Plan and Five Year Action Plan.

Whereas, on March 10th and 15th of 2011, the Puerto Rico Public Housing Administration conducted workshops with the Resident Councils to present the proposed 2011 Annual Plan, as well as the 2011 – 2016 Five Year Action Plan.

Public Hearings, on March 23, 24 and 28 of 2011, the Puerto Rico Public Housing Administration conducted Public Hearing to present to the public housing residents and the public in general the proposed 2011 Annual Plan and 2011-2016 Five Year Action Plan.

NOW THEREFORE BE IT RESOLVED, that the members of the Governing Board of the Puerto Rico Public Housing Administration approve the proposed 2011 and 2011-2016 Five Year Action Plan with the authorize the Administrator to proceed with transmission to the US Department of Housing and Urban development.

Resolution adopted by the majority vote of the Members of the Governing Board after a Referendum held on the 1st of April, 2011.



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

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, 2011

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

Number of PH units: 55,907 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 PRPHA.

- 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 continuing 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 "ENERGY STAR" qualified products saving water (Water Sense) products from recycled or recyclable material, etc.

Goal Number Five

5.2 Setting the Agenda for Government Purchase Card as an additional method of payment for the purchase of certain types of services and items and even a limited amount of certain quantities of small purchases.

Selection and Occupation of Resident Area

Goals and Objective

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

A. Objectives:

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

b. Review and update the procedures and forms selection according to the type of waiting list and the regulations.

c. Train staff of PRPHA administration on the waiting list and applications.

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. 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.

i. Review the procedure to harmonize with the existing regulations. 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). Among them:

i. Appointment of Official Examiners for the care and Administrative informal hearing.

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 income determination.

Property Management Bureau
Maintenance Operations Division

Our mission is to ensure that the projects of the PRPHA to be self-administered or 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 self-administered or 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, self-administered and 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

Mission and Objectives:

The mission of the Internal Audit Office of the Puerto Rico Public Housing Administration is to provide an objective and independent assurance and consultation activity designed to add value and provide operational processes of the PRPHA. This Office assist the PRPHA to accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of management risks, control and management 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.

5.2

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 of PRPHA IAO:

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 self- sufficiency, family and community in partnership with residents and resident organizations, promoting responsibility and individual and collective self-developments. The pro-active participation of residents in community's affairs and administrative aspects of their projects, social self-sufficiency and economic independence as well as reducing criminal activity or antisocial result of a better quality of life.

Objective:

- Achieve better quality of life for our residents.
- Promote individual self sufficiency and the output of self-government unit of our residents.
- Promote home care services or through home attendants or housekeepers for our elderly.
- Develop the participants' individual self esteem and community solidarity, promote the development of values and controlled to 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 for 80% of the Residents

5.2 Councils of Public Housing Communities.

- Evaluates the performance of administrative staff in the development of the Resident Services programs in public housing projects in order to achieve improved quality of life for them.
- 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.
- Promote Community Service Requirement and / or Economic Self-Sufficiency as an instrument of integration and community involvement.

Events and Screenings:

- Recently awarded a Resident Services RFP. The bid was awarded to nine (9) proponents. The services offered are: Education, Recreation (Zone Press) Department of Recreation and Sports, Social (Music 100 X 35) Conservatory of Music and Cultural. The population that will be:
  - (a)children
  - (b)young(5-21years)
  - (c) older (60 years)

5.2	**Technology Information Area** 1. Acquisition and implementation of Central Office Server Virtualizations and Storage Unification. 2. Central Office backup systems update. 3. Disaster Recovery and Alternate Site Operations Center Implementation. 4. PRPHA regional WAN connections to Central Office Implementation. 5. Management Agent interconnections with Regional Offices to connect to PRPHA WAN. 6. MIS Central Office Training Room. 7. Training and Certification of MIS Personnel. 8. PRPHA Portal Internet and Intranet Creation. 9. Provide support to users in all applications LAN / WAN. 10. Windows 7 deployment in PRPHA computers. 11. Communication equipment acquisition and new IP segmentation schema. 12. Provide support to Admissions and Occupancy Area. 13. Provide support to Finance Area. 14. Help desk software implementation 15. Provide support to Community Programs and Residents in re-inauguration or inauguration the thirteen (13) learning centers.

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%.
- We continue to comply with the tax credit program: 30 projects impacted; 2.968 verified units, and 1.147 pending verification.

2. **Finance**

- We complied with the date set by filling the certification of Sub PHAS Indicator 3.2 (Capital Fund);
- Contribute to compliance with the requirements of 100% of ARRA Funds;
- An inventory of the invoices in arrears and improved payment system by eliminating unnecessary procedures that delay them.
- Identifying unused accounts and is charged to the PRPHA for low cost.
- Identify duplication of services (PRIMUS, PRTC, CLARO, CENTENIAL, SPRINT);
- Identify account (bundle) of another agency that was invoiced to the PRPHA;

5.2

- We ended the program's inception (Evertec) to identify the consumption of utilities in the common areas of the PRPHA Projects.
- Aggressive efforts have been made to detect services that are not being used. (Energy and Water)
- Transfer state projects energy accounts to the master account.
- Disconnect accounts that appear to zero (0) of consumption.
- Approximately 100 training were coordinated, including trainings outside of Puerto Rico, ORHELA, School of Law, Interamerican University, University of Puerto Rico and Sagrado Corazón University.

3. **Operation and Management**

- All Inspections of REAC were made.
- The agency was able to meet the Physical Inspection Indicator #1.
- The Maintenance Operations Division developed the Plan Guidelines for Annual Maintenance and Preventive Maintenance Plan.
- Certify the HUD Form 50072 for 'Operation Management" Indicator #3 by obtaining a rating of "High Performer" on this Indicator.
- The Energy Reduction Plan of the agency is prepared and sent to HUD which will open the doors to the future efficient where it began a program of counseling and advocacy to residents and management agents on the reduction of expenditure on public utilities and respect for the environment.

5.2

4. **Community Programs and Residents**

- Learning Centers:
  Will have access to computers, internet network, internal electronic services, study area, more services programs to the community impact.
  Residents will have the opportunity to be assisted by advanced technology, at the same time improve the quality of life, and promote community activities and development of residents in academics and employment.
- The project will be developed in phases. Currently we are identifying projects that have the physical facilities, to equip them, which are identified as Phase I.
- Our commitment is that all have residential learning centers including equipment and resources.
- Conversations:
  Started the conversations between the Residents Councils and Secretary of the Department of Housing. During these sessions, the Residents Councils exposed to the Secretary their concerns, needs and recommendations, which are evaluated to improve the operation of the Agency.

5. **Security**

- Replace damaged monitoring equipment of different public Housing projects.
- Install new monitoring equipment in certain public housing projects.
- Assign a security consultant for each regional office.
- Create an internal database that includes the services provided to each public housing project and / or private managers.
- Coordinate and provide support to state and federal agencies in implementing the law.

6. **Development and Construction**

- Documents were prepared and applied for fourteen (14) bids and pre-bids of comprehensive modernization projects.
- Analysis and recommendations were prepared for the award of thirteen (13) comprehensive modernization projects.

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)

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

6.0

Phase 1 - Citizen goes to the Guidance on requirements of Public Housing Program and is given an appointment to file the Pre-Application.

Phase 2 - Citizen goes to file the Pre-Application. Time on the waiting list to get the date and time are recorded Pre-Application.

Phase 3 - Citizen appointment to complete the application and eligibility determination process. Officials will be provided access to the PIC system.

Phase 4 - Complete Pre-Selection/Certification, according to indicators of PHAS.

Phase 5 - Citizen appointment to the provision of housing and allocation.

II. Finance:

Refer to Attachment J

III. Rent Determination:

Refer to Attachment L

6.0

IV. Operations:

- The goal for this fiscal year shall, subject to consideration of the reorganization of the Property Management Area, based on the new regulations on "Asset Management" and "Project Base"
- Getting the approval of the waiver ("Waiver") sent to HUD / REAC, on the forty nine (49) residential water heaters that lack of infrastructure. In addition we prove the points deducted on REAC inspections carried out on projects that do not have heaters.

A. Property Management Bureau

• Inspections for fiscal year 2011 are planned by HUD to begin in October 2011.
• The Agency complied with the Physical Inspection Indicator # 1 for fiscal years 2008 and 2009. We are in the process of finalizing the fiscal year 2010.
• The Maintenance Division developed a Plan to set Annual Maintenance Guidelines and Preventive Maintenance Plan.
• Certify the HUD form 50072 "Operation Management" Indicator # 3, obtaining the qualification of High Performance in this indicator.

B. Energy Reduction Plan

The PRPHA in support of presidential national goal and national energy policy will reduce energy costs while increasing comfort and reducing health risks to residents of public housing.
The PRPHA submitted on 19 August 2009, HUD an energy audit in accordance with CFR 965 302 and set the energy reduction plan of PRPHA. Also pursuant to Executive Order 2009-004 signed by the governor of Puerto Rico, Hon. Luis Fortuño Burset, where each state agency must approve and implement energy reduction measures.
It created an awareness program on energy conservation and the first public housing projects and selected staffs to be trained are: Yuquiyú II, Andrés Méndez Liceaga, Murals and Manuel Rosario Adames.
The PRPHA has distributed 475,000 CFL bulbs and water heaters 2875 for common areas and units as part of the curriculum.
The PRPHA is working on a budget to replace incandescent and metal halide lamps at least twenty (20) Public Housing Projects in the common areas from the first of July 2011

V. Grievance Procedures:

Refer to Attachment K

VI. Elderly Designated Projects:

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

RQ005010057	Nueva Puerta de San Juan	40	December /2011
RQ005010044	Emiliano Pol	208	December /2011
RQ005010040	Leopoldo Figueroa	240	December /2011
RQ005010041	Beatriz Lazalle	100	December /2011
RQ00505024	El Cemi II	240	December /2011

VII. Community Service and Self Sufficiency Programs:

Events January to September 2010	**Residents**
Program Participants	7827
403 Services Available	8839
Education Program	
Law 217	587
Other (post graduate studies, institutes, and other services related to education)	1419
Training Programs	
301 Trainings	1556
Employment Program	
Located in employment	621
Section 3 Programs	
Located in employment	571
Trained	2598
Contracts	576
Business Development Program	
Microenterprise	112
Community Service Requirements	8593 residents in pursuant to October 2010
Active Resident Councils	207

6.0

VIII. PHA Safety and Crime Prevention Measures:

Electronic Monitoring System

- Evaluate the camera system and are considering changes to the services supplier.
- It is considering installing a wireless system.
- It will extend the electronic monitoring system.

IX. PHA Pet Policy:

Refer to ACOP, Attachment M

X. PHA Civil Rights Certification:

Refer to From HUD 50077, Attachment A

XI. PHA Fiscal Year Audit:

6.0 The Internal Audit Office annually prepared a Plan that was approved by the Governor of 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 Plans for long-term perating, 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 stock.

XIII. Violence Against Women Act "VAWA":

Refer to ACOP, chapter XVI, Attachment L

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.

6.0

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 Continues 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.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

Hope VI:

The "New San Juan Gateway" (NSLG) project was an initiative of the Department of Housing of Puerto Rico (DHPR) and the Puerto Rico Public Housing Administration (PRPHA), which geared towards a physical, economic and social transformation of the following public housing development: Manuel A. Pérez (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.

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

RQ005009010	Ponce de León	52	5
RQ005009017	Arístides 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	**4132**	**400**

Such developments are not included in the PRPHAs 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 or dispose of obsolete public housing developments and/or units. The PRPHA has HUD's approval to demolish part and/or entire following developments:

RQ005005002	Felipe Sánchez Osorio	186	27
RQ005010025	Las Gladiolas I	296	3
RQ005010047	Las Gladiolas II	380	3
RQ005010003	Puerta de Tierra	484	11
RQ005004004	José Gautier Benítez	492	51
RQ005010029	Los Lirios-Santurce	Administration Office	1
RQ005002003	Trina Padilla de Sanz	28	3

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

RQ005008016	Rafael Hernández "Kennedy"	84	9
RQ005008008/8009	Franklin Delano Roosevelt	Community / Day Care Center	1
RQ005003026	Los Alamos	376	29
RQ005004002	Villa Monserrate	104	8
RQ005009003	Luis Muñoz Rivera	Administration Office	1
RQ005002006	La Meseta	Administration Office	1
RQ005501003	Las Amapolas	204	12
RQ005005028	Los Cadros	324	2

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

RQ005010038	Las Amapolas	204	12
RQ005003026	Los Alamos	376	29

Extraordinary Maintenances see Attachment I and to see projects to modernize table, see Attachment I.

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:

Sección 5 (H)

Projects	Municipalities	RQ	Units
Antigua Vía	San Juan	005192	22
Alturas de Cibuco	Corozal	005182	19
Cidra Housing	Cidra	005249	9
Villa de Los Santos I	Arecibo	005199	13
Villa de Los Santos II	Arecibo	005175	15
Las Delicias	Ponce	005160	10
Alturas de Vega Baja	Vega Baja	005190	14

7.0

Sección 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	100
Alturas de Montellano	Yabucoa	5006006	80
Estancias de Santa Isabel	Santa Isabel	5007005	100
Cana Housing	Ponce	5009026	80

Turnkey III

Projects	Municipalities	RQ	Units
Jardines de Quintana	San Juan	005030	2
Ramírez de Arellano	Mayagüez	005053	72

7.0

Sección 5 (H)

Projects	Municipalities	RQ	Units
Jardines de Buena Vista	Cayey	005058	2
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	Utuado	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

Project- Based Voucher:

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 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Refer to HUD-50075.1, Attachment H

8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* 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.

Refer to HUD-50075.2, Attachment I

8.3 **Capital Fund Financing Program (CFFP).**

☒ 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.

Refer to information provided in Form HUD-50075.1 and 50075.2., Attachments H and I

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.

Housing Needs of Families on the Public Housing Waiting Lists

9.0

Region	Total Waiting List: (12/30/2010)
Aguadilla	402
Arecibo	772
Bayamón	925
Caguas	801
Carolina	756
Guayama	957
Humacao	397
Mayagüez	449
Ponce	1224
San Juan	1832
Total AVP	8515

9.1

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.**

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, mandatory changes in response to court orders.

10.0

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.

The PRPHAs progress in meeting Mission and Goals are as follows:

- Modernizations of Units;
- Projects undergoing design phase;
- We are in Phase V of the Plan of Reduction and Energy Conservation
- Search for HUD approved financial strategies;
- Administration of projects by the Municipalities;
- Resident Social, Economic, Educational and Preventive Programs;
- New Resident Lease Agreement and ACOP, among others.

(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 of the Federal Regulations. Those changes will not be considered significant amendments.

11.0	**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. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) 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. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) (j) Financial Resources (k) Grievance Procedures (l) ACOP (Pet Policy) (m) Certification by State or Local Official of PHA Plans Consistency w/ the Consolidated Plan (n) Regulations on cancellation of lease in public housing (o) Regulations for the cancellation of the contract and / or perform special review and / or transfer the contract to remaining family for criminal activity (p) Regulations for the selection and continued occupancy in public housing (q) Public Hearing Announcements (r) Sign-in Sheets (s) Public Hearing Minutes (t) Photos

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X *5-Year and/or* X *Annual PHA Plan for the PHA fiscal year beginning* July /11, *hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Puerto Rico Public Housing Administration
PHA Name

RQ-005
PHA Number/HA Code

__X__ 5-Year PHA Plan for Fiscal Years 20__11__ - 20__16__

__X__ Annual PHA Plan for Fiscal Years 20__11__ - 20__12__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Miguel B. Hernández Vivoni, Esq.	Board Chairman
Signature	Date
	April 13, 2011

Civil Rights Certification	U.S. **Department of Housing and Urban Development** Office of Public and Indian Housing **Expires 4/30/2011**

Civil Rights Certification

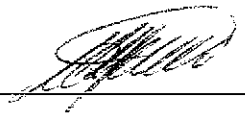
Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Puerto Rico Public Housing Administration	RQ - 005
PHA Name	PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Miguel B. Hernández Vivoni, Esq.	Chairman
Signature	Date
	April 13, 2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Puerto Rico Public Housing Administration

Program/Activity Receiving Federal Grant Funding

Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Miguel B. Hernández Vivoni, Esq.	Acting Administrator
Signature	**Date**
X	April 13, 2011

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Applicant Name

Puerto Rico Public Housing Adminstration

Program/Activity Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an 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.

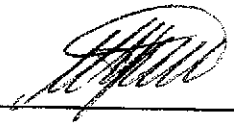
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Miguel B. Hernández Vivoni, Esq.	Acting Administrator
Signature	**Date (mm/dd/yyyy)**
	April 13, 2011

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

CERTIFICATION

I, Miguel B. Hernandez-Vivoni, the Acting Administrator of the Puerto Rico Public Housing Administration (PRPHA) and the Chairman of the Puerto Rico Public Housing Board certify that the PRPHA does not engage in any lobbying activities. Therefore, the completion of SF-LLL does not apply to the PRPHA.

I hereby certify that the information herein stated to my knowledge is the truth.

This statement is given on the 13 of April of 2011, in San Juan, Puerto Rico.

Miguel B. Hernández-Vivoni, Esq.
Acting Administrator
Chairman of the Puerto Rico Public Housing Board

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
☐ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	☐ a. bid/offer/application b. initial award c. post-award	☐ a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
☐ Prime ☐ Subawardee Tier _____, *if known*: **Congressional District**, *if known*: 4c	**Congressional District**, *if known*:
6. Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity 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 a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 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 (0348-0046), Washington, DC 20503.

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____

Public Hearing

Bayamón

Project	Municipality	Residents Council /Contact Person	Phone	Comments
Ramón Pérez	Toa Alta	Elsa Santiago Pacheco	787-635-9683	*Change painting, filtration balconies, hot water line, paint windows. *Youth activities *Fumigate apartments *Sports equipment and materials for children. *First residents of the project for mandatory changes *Changes to porcelain stoves.
El Coral	Carolina	Olga I. Matias Guerrero		*Learning Centers in operation *Indoor basketball court with bleachers *Phone lines *Security Cameras
Los Cedros	Trujillo Alto	D. Hernández		*Awaiting modernization Sealed and exterior painting, replacement of windows and cabinets, repair of fire hoses *Repair elevators *Security Cameras
Las Camelias	San Juan	Magdalena Vega Sierra	787-962-2629	*Entrance gate, elevators *The community center available for resident activities, headstart and parking *Office equipments for Residents Council *Learning Centers *Cameras vandalized *Problems of animals in the project
Rafael Martínez Nadal		Juana Morales		*Physical Needs *Increase in income and payment plans for elderly population
Torres de Sabana	Carolina	José Rodríguez	939-717-9164	*Fraud problems in different aspects *Modernization *More than 30 vacancies in the project *Maintenance of water pumps *39% - REAC
Bella Vista Heights	Bayamón	Sra. Mayra Rivera	787-799-8732	*Exterior painting and change color

Project	Municipality	Residents Council /Contact Person	Phone	Comments
			787-799-7040	*Recreative area for childrens with disabilities * Closet Doors *Closed basketball court
Rafael Torrech	Bayamón	Luz N. Mangual		*Problem with building hatches and leaks *Window painting *Learning Centers *Installation of angle on the stairs *Mailboxes area with filtration problems *A/C for community center *First floors gates with mold and need emergency exit access
El Prado	San Juan	Carmen Berrios	787-564-0014	*Build higher wall of the basketball court (security) * Recreational area *Office for Residents Councils *Computer, files, desk, phone line, a / c, stove and refrigerator and librarian *Learning Centers
Villas de Mabó	Guaynabo	Nydia Cancel	787-233-4245	*Exterior painting, paving, parking, fix leaks, recreational area and A/C for community center *Doors and windows replacement * Housekeepers Program for Elderly
Jardines de Guaynabo	Guaynabo	Zenaida Ortiz	939-777-8838	* Housekeepers Program for Elderly *Change exterior paint, cabinets, filtration, parking area and painting windows *A/C for Community Center *Learning Center and Residents Council Office
Juan C. Cordero Dávila	San Juan	Ramón Cintrón Acevedo	787-919-8827	*Problems with the son of a resident, needs to be moved to 1-BR apartment *Cabinets *Phone lines for Office of Residents Council
Diego Zalduondo	Luquillo	Rosa M. García Cales	787-355-0125 787-501-0764	*Leaks *Double lines for water heaters

Project	Municipality	Residents Council /Contact Person	Phone	Comments
				*Learning Centers *Children passive and recreational area *Paint for buildings and windows
Manuel A. Pérez	San Juan	Norma I. Rosa Santos		*Make a complex for elderly or disabled *Indoor basketball court *Exterior and interior lighting *Heaters and electrical appliances *Fumigate *Roots of trees break the sidewalk and enter through pipes *Phone lines *Roofs leaks *Station for trash
Magnolia Gardens	Bayamón	Wanda Berrios	787-374-5122	*Power lines *Expanded parking area *Learning Centers *Kitchen cabinets * Reacreational Area *Workshops for elderly population
Villas de Sabana		Karen Díaz Cruz		*A/C for the community center *New equipment for passive area *Replace ciclone fence (concrete) *Line phone for Residents Council Office *Extraordinary maintenance
Santiago Veve Calzada		Ana M. Maisonet	787-996-9990	Flood C-01, C-14, D-18, D-22 need concrete poles *Roof leaks *Fumigate apartments and yards. *Walls cracked *Pitbulls dogs and horses problems
El Cemí II	Luquillo	R. Rodríguez		* Extraordinary Maintenance
Virgilio Dávila	Bayamón			*Dual-line heater *Cabinets

Project	Municipality	Residents Council /Contact Person	Phone	Comments
				*Repair 52 apartments and leaks *Power connections and interior maintenance *Pruning trees *Make police interventions without damage property. * Close the bleachers area in basketball court *Bathrooms for the recreational area *Roof Seal
Juana Matos I	Cataño	Carmelo Piñero		*Lack of lighting *Station for trash *Security monitoring in the project *Remove the kiosk is not being used *Remove the access control *Repair cabinets *Tree Pruning *Roof leaks *Paint deteriorated in the first phase *Resident Services Director to work with the needs of our communities
El Cemí I	Luquillo	Juan I. Morales	787-889-0340	*Missing 80 cabinets to install *Fix building steps *Children recreative area *Security cameras don't work *Roof or basketball court
Brisas de Bayamón	Bayamón	Abraham Rodríguez	787-661-5168	*Lunch and housekeepers services for the elderly *To approve pets policy *Roofs leaks and warranties *No delivered refrigerators and stoves to all residents *Fumigate *To demolish access control *Fencing indoor basketball court *Educational workshops for single mothers *Workshops and sports for youth *Copier to Resident Council Office

Project	Municipality	Residents Council /Contact Person	Phone	Comments
				*Conduct activities in municipalities outside of SJ *Bus for people with disabilities
Jardines de Caparra		Aida Rodríguez	787-225-3939	*Increase the rent cost for the community center *Trash in the project *Establish a penalty for residents who throw trash on the project
Luis Llores Torres Sector Providencia and Sector El Medio	San Juan	Vanessa Rodríguez	787-215-0929	*Aggressive campaign of security in the project *Sports, jobs and training for young people 12-25 years *Lighting of buildings, stairs, baseball park, plazas and basketball courts *Replacing stormwater pipes *Repair of drainage and sewage pipes * Repair vacant units (23-25 in La Providencia) *Repair Marina Street *Passive areas *Bldg. 32 and Nakia court was repaired for the Project not for Boys & Girls Club *Increase the community center rental fee to $ 50 and $35 deposit *Equipment for Residents Council Office *Install Phone lines *Learning centers
Nemesio R. Canales	San Juan	José L. Arias Alexander G. Vega		*Leaks *Cabinets *Steps *Tailpiece *Kitchen and Bath tiles *Theatre (Repair floor, projector, lighting console, sound system, cloth cyclorama and some seats)
Magnolia Gardens	Bayamón	Wanda Berrios Rodríguez	787-786-3125	*Power lines

Project	Municipality	Residents Council /Contact Person	Phone	Comments
				*Station for trash *Expand the parking area *Learning centers *kitchen cabinets *Recreational Areas *Workshops for elderly people
La Alegria Apts.	Bayamón	María T. Benítez	787-996-7418 787-799-4004	*Emergency exits - security *Clean land near the project *Build indoor court for youth and office space *Leaks problems from floor 4 *Office equipment for Residents Council

Public Hearing

Ponce

Project	Municipality	Residents Council / Contact Person	Phone	Comments
Perla de Bucaná	Ponce	Miriam Vera Pérez	787-601-3812	*The project is flooded *Basketball court *Fence that divides the courts *Prune trees *Repair computer
Hogares de Portugués	Ponce	Joan M. Sánchez Santiago		*Project modernization *Acoustic ceiling and A/C *Prune trees (AEE has not completed work) *Roofing basketball court *Access control inoperative *removal or replacement of fences *Repair passive park *Deteriorated pavement *Facilities for hot water *Ceilings leaks, corridors and walls
Ponce Housing	Ponce	Herminia Guadalupe	787-675-1608	*AEE post damaged, with ribs exposed, broken cement, they have no light bulbs and other *Children's playground *Exterior Paint *Indoor Court *Improvements to basketball court, "Biddy" / erosion of land *TV antenna with good signal
Pedro J. Rosaly	Ponce	José Laspina Acosta María de los A. Ortiz	787-984-4094	*The project is not scheduled for modernization in 5yrs. plan (built in 1945) *Deteriorated infrastructure, security, poor lighting, broken sidewalks and streets, install gates *Ceiling Leaks *Plumbing and electrical problems *Apartments for disabled *Painting * Documents applying for contracts *Consider elderly population in the rent al costs

Project	Municipality	Residents Council /Contact Person	Phone	Comments
Mattei I	Jayuya	Reinaldo Guzmán Ortíz	787-828-1342	* Sealed roofs, heaters, bathtubs, cabinets, exterior paint, security lamps, closets, exterior lighting *Roofing basketball court *Stations for trash
Mattei II	Jayuya	Reinaldo Guzmán Ortíz	787-828-1342	* Sealed roofs, heaters, bathtubs, cabinets, exterior paint, security lights (stairs Bldgs. E, D and C), closets, exterior lighting, laundry double doors *Learning Centers *Station for trash
Jardines de Guamaní	Guayama	Sandra Rodríguez	787-864-6008	*Closet Doors *Roof leaks *Remove bathtubs *Switch cabinet *Speed Reducers
Cooper View	Ponce	Iris R. Matías Valentin		*Apts. 504 vandalized * Install railings of the apartment from ceiling to floor * Extended Administrative and Community Center Office * Assess residential to implement the Electronic Library *Repair the parking *Security in the project, is being affected by vandalism *The basketball court roofing
El Señorial	Ponce	Louisa Betancourt Serrano		*Basketball court Improvements *Paint external gates *Improvements to the sanitary pipe
Bahía	Guayanilla	Teodosia Ortiz	787-835-8189	*Status of modernization project *We need full-time management *Lighting for the bldg. A area

Project	Municipality	Residents Council /Contact Person	Phone	Comments
				* Exterior painting, sidewalks, plumbing, electrical, roof sealing, drainage and fencing arrangement
Hayuya II	Jayuya	Carmen Hernández	787-828-7476 787-943-5637	*Cabinets *Emergency windows *Paint buildings *Roof leaks *Recreational Area *A/C for community center *Office and community center computer *CFL bulbs *Repair of sidewalks *Pets Control in the apts.
Dr. Victor Berrios	Yabucoa	María Gastón Román	787-392-2552	*Gate for stairs *Balcony bars *Repair building 14 *Fence around the residential *Problems with residents that are not in lease agreement *Problems with residents moved for safety *Extraordinary Improvements *The management agent to do effective work plan for REAC visits and increase the %.
Brisas del Mar	Salinas	Alma Alvarado	787-914-338-5765	*Change cabinets, ceiling and basketball courts bleachers *Install tile in the bathrooms * Children's Playground * Change color paint for the project *Improvements to the stormwater system. Area of bldg. 10 is flooded
Ernesto Ramos Antonini	Ponce	Luis Rodríguez Rodríguez		Improvements to the baseball court, bleachers and dugout *kiosk in the park *Exterior painting of buildings

Project	Municipality	Residents Council / Contact Person	Phone	Comments
				*Dual-lines and install water heaters in the apartments. *Sealing ceiling in buldings *Installation of a refrigerator and stove *Mesh for basketball court *Prune trees *Ramp for disabled in the Community Center
La Montaña	Jayuya	Carmen Morales	787-207-4014	*Basketball court roof *Kitchen Cabinets *Installation of air conditioning for community center *Learning Centers *Terrazzo floor for laundry and balcony *Treatment of roof to the buildings *CFL bulbs
Golden View	Ponce	Edwin Negrón Vargas	787-844-3651 939-579-0986	*Learning Centers *Indoor Court *Children's playground *Community Center *Lighting *Switching windows *Sealing Ceiling *Emergency Lights *Paint Building
Dr. Manuel de la Pila Iglesias	Ponce	Olga Ozores Cruz		*Installation of gates to the first floor *Install double hot water line *Station for trash *Emergency Exit
Bella Vista	Salinas	Yamira Angleró		*Improve inspection system monitoring to the units and contractors performing work *Leaks problems *Offer training to communities on tax credits and the processes

Project	Municipality	Residents Council/Contact Person	Phone	Comments
				*What is the project schedule for learning centers and if this budget is allocated *Payment of utilities of common areas *What is the schedule for the conversations with the governor by region *Projects are selected for installing light bulbs in common areas *Facilitate an Incubation Centre for food businesses *In the selection of new families, assess family social behavior *Prevention and alternative programs for children and youth *Establish support groups and allocate special funds to promote mental health and healthy living for our families.
Extensión Caguax	Caguas			*Funds for improvements *Painting exterior and interior *Improvements to exterior lighting *Roof leaks *Repair of sidewalks and laundry area *Improvements apts. 504
Extensión La Granja	Caguas			*Improvements funds *Interior and exterior painting *Closets should be repaired *Kitchen cabinets *Access control replacement
Bonneville Heights	Caguas			*Modernization *Soil erosion problems *Leaks problems
Juan Jiménez García	Caguas			*Cantina and bathrooms for the basketball court *Drainage and standing water *Outdoor lighting
Raúl Castellón	Caguas			*Install water heater lines *Fix the laundry area and balcony

Project	Municipality	Residents Council /Contact Person	Phone	Comments
				*Funds for waterproofing of roofs and exterior painting
Jardines de San Carlos	Caguas			*Mesh indoor basketball court *Exterior paint project
El Miradora	Caguas			*Roof Waterproofing *Changes kitchen cabinets *Modernize restrooms *Exterior painting and grills on balconies
Villa del Rey	Caguas			*Enable space for Learning Centers
Luis del C. Echevarria	Gurabo			*To approve funding for waterproofing roofs, bathrooms, kitchen cabinets, perimeter fence design and installation of dual-line water heater
Padre Rivera	Humacao			*Treatment for roof sealing *Repair sanitary utilities *Move the passive area outside the basketball court *Sidewalks of the apts. *Energize bldg. 19

Public Hearing
Aguadilla

Puerto Rico Public Housing Administration
Public Hearing- Agency Plan 2011-2012
Aguadilla, PR - March 28, 2011

Project	Municipality	Residents Council /Contact Person	Phone	Comments
Monte Isleño	Mayagüez	Residents Council	787-265-3405	*Leaks problems *Electricity problems *Pipe overflows *Repair laundry roof *Floor in poor conditions *The closets have not doors *Passive Area *Priority to the modernization of the project.
Jardines del Noroeste	Isabela	Víctor Vega Liceaga		*The basketball court, roof and bleachers have not required dimensions *Community Center
Rafael Hernández	Mayagüez	Luz M. Crespo		*Modernization *Security *General lighting *Trunk phones *Community Center *Sports Courts *Learning Centers *Residents council office and materials *Collect animals *Station for trash
La Montaña	Aguadilla	Nereida Muñoz Beltrán	787-475-5559	*Problem of lack of telephone wiring
Franklin D. Roosevelt	Mayagüez	Providencia González		*Sewage *Animals collect *Lighting *Modernizaton *Station for trash *Security *Pigeons
Manuel R. Adames	Camuy	María Marrero	787-898-3405	*Expansion and modernization of the community center area (lighting, to replace A/C, kitchen cabinets, windows, children playground, Residents Council Office) *Outdoor lighting in buildings and common areas *Exterior and interior sidewalks in poor condition *Fencing

Project's	Municipality	Residents Council /Contact Person	Phone	Comments
				*Plumbing and drainage in buildings *Extention of the storage *Learning centers *Cabinets kitchens in all apartments (in poor conditions)
Manuel Egipciaco	Aguada	Randolph Santoni		*Bars on the 2nd floor of each apts. *Paint for each building and apartment *Station for trash for buildings 2, 7, 17 *A/C for Community Center *Stove, refrigerator and screens for the Community Center kitchen *Remodeling Recreational Area *Construction of the basketball court roof *Allow space for the Learning Center *Tables and chairs for Community Center
Las Américas	Lajas	Carmen A. Rodríguez Rivera	787-349-4136	*Project modernization
Mayagüez Gardens	Mayagüez	Gladys Rosado	787-464-5820	*Indoor facilities for bathrooms and kitchen *Residents Council Office *Speed Reducers *Gate access control *Change project colors of paint *Restore bathtubs *Sealing Ceiling *Paint windows of apts. *Refrigerators and stoves for apts. *Station for trash
Santa Rita De Casia	Cabo Rojo	María Montalvo Abrahante	787-851-1065	*Close recreational facilities, building bathrooms and water cooler *Passive Area *Hire another worker to the green areas
Dr. Agustín Stahl	Aguadilla	María Roldán	787-546-1911	*Installation of tiles in the apts. *Installation of cabinets in the apts. *Installation of bars at entrances to buildings *Allocate budget for modernize the rest of the apts. *Construction of additional parking *Construction of the passive area

Project	Municipality	Residents Council /Contact Person	Phone	Comments
				*Instali railings, lighting and benches football park *Remodeling community center kitchen *Improvements to bathrooms community center *Create facilities to establish a Child Care Center and a Senior Care Center *Lighting in the project
Oscar Colón Delgado	Hatillo	Carmen Hernández		*Repair the stove of community center *Replace kitchen cabinet *Passive recreative area
Antonio Marques Arbona	Arecibo	Blanca Sotomayor Ríos	787-697-4942	*The apts. modernized buildings have problems of infrastructure, poorly inspected and economic material. Leaks, exposed ceiling rods on balconies and walls cracked. *Community Center, Library, Office of Administration, Mail, Office of the Board of Residents have serious problems filtration. *Placing a gate in the field to prevent entry of pigeons *A/C in the Community Center, Library, Social Worker's Office and the residents Council Office do not work. *Learning center in operation
Bella Vista	Arecibo	Madeline Pérez		*Roof leaks problems on second floor apts. *Electricity Problems *Relocation of disabled parking *Handicapped ramps misplaced *Need parkings to the bldgs. # 8, 9, 15, 17 and 18 *Closet rooms and kitchen *Change toilets to all apts. *Heaters *Community center *Relocation of management office and storage *Roof for sports court *Improve outdoor lighting

Puerto Rico P[illegible]ousing Administration
Public Hearing- Agency Plan 2011-2012
Aguadilla, PR - March 28, 2011

Project	Municipality	Residents Council /Contact Person	Phone	Comments
Guarionex	Quebradillas	Jeannette Hernández	787-962-7574 787-895-2808	A/C to the Resident Council Office and another for the Community Center *Benches for the passive area, signs with the rules of the park and a water cooler.
Plazuela Catalina	Barceloneta	Marilyn Sánchez Rivera	787-846-3070	*Leaking roofs and mezzanines *The buildings have multiple cracks, material loss, damage structure and paint *Roof for the laundry *Complete construction of the streets to prevent flooding *Project lighting *Learning Center *Separate funds allocated to Plazuela Catalina and Antonio Davila Freytes, that the amount allocated is not enough for both.
Rvdo. Francisco Vigo Salas	Quebradillas	Norma González	787-895-3810	*Improvements to the children playground *An office for the Residents Council *A/C for the community center
Jardines de Corcordia	Mayagüez	Marta Morales Marty	787-833-5922 787-380-4695	*Change the kitchen cabinets. *Changing the bathroom tiles *Divide laundries with doors and windows *Modernization of stairs *Gate access to the opposite area (back) to project. *Passive area *Access door in front of the offices next to Community Center *Improvements to apts.504 and ramps for disabled access. *Allow access to cable TV and internet companies *Consider residents who work part time, not increase rent immediately.

Analysis and decisions on the comments of the Residents Councils

The Puerto Rico Public Housing Administration (PRPHA) Annual and Five Year Plan represents the work performed with the Staff, Resident Councils, Management Agents, among others resources.

In the process of developing this plan were evaluated the comments and recommendations received from the Resident Councils in the workshops which were held in the Municipalities of San Juan and Yauco. In addition, public hearings were held on the following dates: March 23, 2011 in the Municipality of Bayamón, the March 24, 2011 in the Municipality of Ponce and the March 28, 2011 in the Municipality of Aguadilla.

In general, the comments received from residents revolved around issues that are resolved with extraordinary maintenance projects. The PRPHA considering favorable these requests, he worked a plan that distributes the allocation of funds for projects that need improvements. In Attachment I is the distribution of projects with the amount of funds allocated for extraordinary maintenance. It also includes the distribution of projects programmed in the Five Year Plan for Modernization.

Some of the comments received by the residents are related to an increase in the recreational activities for children and youth, activities for social and economic development, increase educational programs, prevention and job training. It should be noted that the PRPHA included a table with the community services and self-sufficiency programs that are offered to residents of public housing (See page 13 of the template). In addition, public housing projects will have to "Learning Centers" that will include computers with Internet, internal e-services and study area, so that they are assisted by advanced technology and contributing to the development of public housing residents in education and employment.

For the Security Area requested the development of strategies to reduce criminal activity in public housing projects. The PRPHA includes security measures and crime prevention to be implemented. We must emphasize that we work in collaboration with government agencies, private companies and nonprofit organizations to provide needed services for our public housing residents and contribute to healthy living.

There are no challenged elements.

COMMONWEALTH OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION

BUDGET REVISION
AS OF
DECEMBER 31, 2010

VIVIENDA

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

BUDGET REVISION
AS OF 12/31/2010

DEPARTAMENTO DE LA
VIVIENDA

"Hay soluciones un mejor Puerto Rico"

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

ORIGINAL ANNUAL STATEMENT
CAPITAL FUND RECOVERY GRANT
RQ46S005501-09

DEPARTAMENTO DE LA
VIVIENDA

"Hay soluciones en mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant:
Puerto Rico Public Housing Administration	**Capital Fund Program Grant No: RQ46S005501-09**	**CFRG-2009**

☐ Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number: 7
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations (may not exceed 20% of line 21)				
3	1408.00	Management Improvement				
4	1410.00	Administration (may not exceed 10% of line 21)	8,427,557.01	8,427,557.01	8,427,557.01	7,891,462.78
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	15,178,455.98	15,038,287.88	15,038,287.88	8,133,135.95
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement	38,339,215.31	38,415,694.45	38,415,694.45	19,676,035.59
10	1460.00	Dwelling Structure	105,613,203.37	105,581,094.91	105,581,094.91	59,404,083.15
11	1465.01	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures	7,002,370.07	7,098,167.49	7,098,167.49	3,600,497.04
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs	18,531.26	18,531.26	18,531.26	
17	1499.00	Development Activities				
18a	1501.00	Collateralization or Debt Service paid by the PHA				
18ba	9001.00	9000 Collateralization or Debt-Service paid Via System of Direct Payment				
19	1502.00	Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)		**174,579,333.00**	**174,579,333.00**	**174,579,333.00**	**98,705,214.51**
21	Amount of line 21 Related to LBP Activities					
22	Amount of line 21 Related to Section 504 Compliance					
23	Amount of line 21 Related to Security-Soft Costs					
24	Amount of line 21 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director & date

February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Part II: Supporting Pages

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46S005501-09 Replacement Housing Factor Grant No:	CFRG-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1002	RQ005009011	Santiago Iglesias	1410.00	Management Fees	-	758,317.64	962,877.21	962,877.21	962,877.21	-
			1450.00	Site Improvement	-	3,270,774.19	3,330,534.52	3,330,534.52	2,113,001.02	-
			1460.00	Dwelling Structure	-	10,792,656.48	10,732,896.15	10,732,896.15	8,053,169.85	-
			1470.00	Nondwelling Structures	-	435,389.33	435,389.33	435,389.33	61,482.47	-
			1430.01	Consultant Fees	-	397,860.00	397,860.00	397,860.00	397,860.00	-
1002 Total					-	15,654,997.64	15,859,557.21	15,859,557.21	11,588,390.55	-
2004	RQ005010004	San Agustín	1410.00	Management Fees	-	60,962.27	222,382.34	222,382.34	222,382.34	-
			1450.00	Site Improvement	-	1,128,304.80	1,128,304.80	1,128,304.80	708,932.51	-
			1460.00	Dwelling Structure	-	2,617,695.19	2,617,695.19	2,617,695.19	1,470,210.36	-
			1430.01	Consultant Fees	-	951,252.75	951,252.75	951,252.75	479,687.29	-
2004 Total					-	4,758,215.01	4,919,635.08	4,919,635.08	2,881,212.50	-
3019	RQ005004003	Juan Jiménez García	1410.00	Management Fees	-	13,829.88	18,395.49	18,395.49	18,395.49	-
			1460.00	Dwelling Structure	-	199,199.92	199,199.92	199,199.92	193,834.15	-
			1430.01	Inspection Cost	-	6,000.00	6,000.00	6,000.00	6,000.00	-
3019 Total					-	219,029.80	223,595.41	223,595.41	218,229.64	-
3024	RQ005008001	Francisco Figueroa	1410.00	Management Fees	-		20,307.39	20,307.39	20,307.39	-
			1460.00	Dwelling Structure	-	203,073.88	203,073.88	203,073.88	203,073.88	-
3024 Total					-	203,073.88	223,381.27	223,381.27	223,381.27	-
3026	RQ005003024	Zenón Díaz Varcárcel	1410.00	Management Fees	-	19,251.65	36,113.85	36,113.85	36,113.85	-
			1460.00	Dwelling Structure	-	486,169.36	486,169.36	486,169.36	268,734.07	-
			1470.00	Nondwelling Structures	-	49,900.00	49,900.00	49,900.00	49,900.00	-
			1430.01	Inspection Cost	-	47,445.47	56,226.47	56,226.47	48,498.47	-
3026 Total					-	602,766.48	628,409.68	628,409.68	403,246.39	-
3053	RQ005005001	Jesús T. Piñero	1410.00	Management Fees	-	454,157.82	585,121.85	585,121.85	585,121.85	-
			1450.00	Site Improvement	-	6,115,501.91	6,115,501.91	6,115,501.91	2,343,231.32	-
			1460.00	Dwelling Structure	-	9,721,747.16	9,721,747.16	9,721,747.16	3,865,160.78	-
			1470.00	Nondwelling Structures	-	738,000.93	738,000.93	738,000.93	100,169.96	-
			1430.01	Consultant Fees	-	397,860.00	397,860.00	397,860.00	385,084.00	-
3053 Total					-	17,427,267.82	17,558,231.85	17,558,231.85	7,278,767.91	-
3067	RQ005006030	Pedro M. Descartes	1410.00	Management Fees	-	9,742.36	10,503.00	10,503.00	10,503.00	-
			1450.00	Site Improvement	-	24,793.00	24,793.00	24,793.00	24,793.00	-
			1460.00	Dwelling Structure	-	50,863.90	50,863.90	50,863.90	50,863.90	-
			1430.01	Architectural & Engineering Fee	-	26,633.10	26,633.10	26,633.10	26,133.10	-
				Inspection Cost	-	12,960.00	12,960.00	12,960.00	3,240.00	-
3067 Total					-	124,992.36	125,753.00	125,753.00	115,533.00	-
3090	RQ005006028	Bella Vista	1410.00	Management Fees	-	261,194.66	406,900.73	406,900.73	406,900.73	-
			1450.00	Site Improvement	-	3,997,566.82	3,997,566.82	3,997,566.82	1,839,910.93	-
			1460.00	Dwelling Structure	-	5,990,807.28	5,990,807.28	5,990,807.28	2,351,834.93	-
			1470.00	Nondwelling Structures	-	511,625.90	511,625.90	511,625.90	420,268.09	-
			1430.01	Consultant Fees	-	1,072,918.91	1,072,918.91	1,072,918.91	496,884.74	-
3090 Total					-	11,834,113.57	11,979,819.64	11,979,819.64	5,515,799.42	-

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Office of Public and Indian Housing
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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46S005501-09 Replacement Housing Factor Grant No:	CFRG-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3093 RQ005004015		Narciso Varona	1410.00	Management Fees	-	440,455.78	849,149.20	849,149.20	849,149.20	-
			1450.00	Site Improvement	-	2,808,095.25	2,808,095.25	2,808,095.25	1,879,740.69	-
			1460.00	Dwelling Structure	-	10,389,571.91	10,389,571.91	10,389,571.91	6,538,486.15	-
			1470.00	Nondwelling Structures	-	668,033.72	668,033.72	668,033.72	183,972.55	-
			1495.01	Relocation Costs	-	18,531.26	18,531.26	18,531.26		-
			1430.01	Consultant Fees	-	1,503,254.08	1,503,254.08	1,503,254.08	826,230.85	-
3093 Total					-	15,827,942.00	16,236,635.42	16,236,635.42	10,277,579.44	-
3096 RQ005003002		José Celso Barbosa	1410.00	Management Fees	-	4,275.50	11,402.68	11,402.68	11,402.68	-
			1450.00	Site Improvement	-	118,063.75	115,521.75	115,521.75	114,026.75	-
			1460.00	Dwelling Structure	-	-	-	-		-
3096 Total					-	122,339.25	126,924.43	126,924.43	125,429.43	-
3098 RQ005004014		Luis C. Echevarría	1410.00	Management Fees	-	7,179.66	8,565.45	8,565.45	8,565.45	-
			1460.00	Dwelling Structure	-	74,829.52	74,829.52	74,829.52	74,829.52	-
			1430.01	Inspection Cost	-	14,000.00	14,000.00	14,000.00	12,275.00	-
3098 Total					-	96,009.18	97,394.97	97,394.97	95,669.97	-
3099 RQ005002004		Antonio Márquez Arbona	1410.00	Management Fees	-		132,131.48	132,131.48	132,131.48	-
			1450.00	Site Improvement	-	1,924,521.13	1,924,521.13	1,924,521.13	121,454.02	-
			1460.00	Dwelling Structure	-	4,340,874.01	4,340,874.01	4,340,874.01	1,322,590.37	-
			1470.00	Nondwelling Structures	-	40,705.88	40,705.88	40,705.88	2,568.88	-
			1430.01	Consultant Fees	-	941,952.62	941,952.62	941,952.62	441,123.06	-
3099 Total					-	7,248,053.64	7,380,185.12	7,380,185.12	2,019,867.81	-
3100 RQ005001005		Agustín Stahl	1410.00	Management Fees	-	20,860.48	225,235.41	225,235.41	225,235.41	-
			1450.00	Site Improvement	-	1,996,693.89	1,996,693.89	1,996,693.89	943,090.76	-
			1460.00	Dwelling Structure	-	4,414,407.13	4,414,407.13	4,414,407.13	1,303,709.52	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1430.01	Consultant Fees	-	692,113.87	692,113.87	692,113.87	412,629.00	-
3100 Total					-	7,124,075.37	7,328,450.30	7,328,450.30	2,884,664.69	-
3105 RQ005010020		Ext. Manuel A. Pérez	1410.00	Management Fees	-		20,901.16	20,901.16	20,901.16	-
			1430.01	Consultant Fees	-	1,287,487.29	1,287,487.29	1,287,487.29	316,416.07	-
3105 Total					-	1,287,487.29	1,308,388.45	1,308,388.45	337,317.23	-
5013 RQ005010024		Jardines de Country Club	1410.00	Management Fees	-	4,746.02	46,939.54	46,939.54	46,939.54	-
			1450.00	Site Improvement	-	38,899.50	38,899.50	38,899.50	38,899.50	-
			1460.00	Dwelling Structure	-	1,208,035.70	1,208,035.70	1,208,035.70	632,680.74	-
			1430.01	Inspection Cost	-	65,600.00	43,381.52	43,381.52	19,200.00	-
5013 Total					-	1,317,281.22	1,337,256.26	1,337,256.26	737,719.78	-
5014 RQ005001006		Juan García Ducos	1410.00	Management Fees	-	11,708.06	19,382.50	19,382.50	19,382.50	-
			1450.00	Site Improvement	-	36,500.00	36,500.00	36,500.00	36,225.00	-
			1460.00	Dwelling Structure	-	168,000.00	168,000.00	168,000.00	149,200.00	-
			1430.01	Inspection Cost	-	8,400.00	8,400.00	8,400.00	8,400.00	-
5014 Total					-	224,608.06	232,282.50	232,282.50	213,207.50	-
5025 RQ005003021		Las Palmas	1410.00	Management Fees	-		533.33	533.33	533.33	-

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Office of Public and Indian Housing

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number

Capital Fund Program Grant No: RQ46S005501-09

Replacement Housing Factor Grant No:

Federal FY of Grant: CFRG-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5025 RQ005003021	Las Palmas		1460.00	Dwelling Structure	-	5,333.33	5,333.33	5,333.33	5,333.33	-
5025 Total					-	5,333.33	5,866.66	5,866.66	5,866.66	-
5026 RQ005010029	Los Lirios		1410.00	Management Fees	-	231,410.37	439,020.06	439,020.06	439,020.06	-
			1450.00	Site Improvement	-	1,854,169.75	1,854,169.75	1,854,169.75	748,560.72	-
			1460.00	Dwelling Structure	-	7,399,742.56	7,399,742.56	7,399,742.56	3,629,227.80	-
			1470.00	Nondwelling Structures	-	821,087.69	821,087.69	821,087.69	334,327.83	-
			1430.01	Consultant Fees	-	863,911.11	863,911.11	863,911.11	375,917.98	-
				Inspection Cost	-	21,420.00	21,420.00	21,420.00	21,420.00	-
5026 Total					-	11,191,741.48	11,399,351.17	11,399,351.17	5,548,474.39	-
5028 RQ005009035	Santa Catalina		1410.00	Management Fees	-	102,186.31	352,936.13	352,936.13	352,936.13	-
			1450.00	Site Improvement	-	2,833,488.73	2,833,488.73	2,833,488.73	1,008,637.33	-
			1460.00	Dwelling Structure	-	6,475,592.49	6,475,592.49	6,475,592.49	2,886,695.00	-
			1470.00	Nondwelling Structures	-	512,404.78	512,404.78	512,404.78	81,123.76	-
			1430.01	Consultant Fees	-	1,036,309.97	963,749.97	963,749.97	398,175.94	-
5028 Total					-	10,959,982.28	11,138,172.10	11,138,172.10	4,727,568.16	-
5044 RQ005005017	Jardines de Ceiba		1410.00	Management Fees	-	19,422.13	30,674.38	30,674.38	30,674.38	-
			1460.00	Dwelling Structure	-	309,871.75	309,871.75	309,871.75	309,496.75	-
5044 Total					-	329,293.88	340,546.13	340,546.13	340,171.13	-
5052 RQ005003004	Magnolia Gardens		1410.00	Management Fees	-		138.67	138.67	138.67	-
			1460.00	Dwelling Structure	-	1,386.68	1,386.68	1,386.68	1,386.66	-
5052 Total					-	1,386.68	1,525.35	1,525.35	1,525.33	-
5053 RQ005008019	Ramirez de Arellano		1410.00	Management Fees	-	134,139.11	192,102.93	192,102.93	192,102.93	-
			1450.00	Site Improvement	-	318,215.02	318,215.02	318,215.02	140,900.16	-
			1460.00	Dwelling Structure	-	2,153,943.35	2,150,564.37	2,150,564.37	1,334,237.79	-
			1470.00	Nondwelling Structures	-	168,659.38	172,038.36	172,038.36	172,038.36	-
			1430.01	Consultant Fees	-	609,200.76	609,200.76	609,200.76	441,657.23	-
5053 Total					-	3,384,157.62	3,442,121.44	3,442,121.44	2,280,936.47	-
5094 RQ005003007	Las Gardenias		1410.00	Management Fees	-	13,089.19	23,121.81	23,121.81	23,121.81	-
			1450.00	Site Improvement	-	67,757.00	67,757.00	67,757.00	64,457.30	-
			1460.00	Dwelling Structure	-	398,873.66	398,873.66	398,873.66	182,112.06	-
			1430.01	Inspection Cost	-	37,163.78	44,696.78	44,696.78	28,820.78	-
5094 Total					-	516,883.63	534,449.25	534,449.25	298,511.95	-
5096 RQ005003008	La Alhambra		1410.00	Management Fees	-	296,306.00	486,914.99	486,914.99	486,914.99	-
			1450.00	Site Improvement	-	1,526,696.54	1,526,696.54	1,526,696.54	924,840.02	-
			1460.00	Dwelling Structure	-	5,803,262.04	5,803,262.04	5,803,262.04	4,149,444.33	-
			1470.00	Nondwelling Structures	-	419,368.39	419,368.39	419,368.39	201,296.41	-
			1430.01	Consultant Fees	-	609,200.76	609,200.76	609,200.76	369,245.67	-
5096 Total					-	8,654,833.73	8,845,442.72	8,845,442.72	6,131,741.42	-
5103 RQ005005011	Torres de Sabana		1410.00	Management Fees	-	12,109.55	16,680.75	16,680.75	16,680.75	-
			1450.00	Site Improvement	-	181,600.00	181,600.00	181,600.00	114,071.48	-
			1470.00	Nondwelling Structures	-	58,500.00	58,500.00	58,500.00	42,820.20	-

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Office of Public and Indian Housing

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46S005501-09 Replacement Housing Factor Grant No:	CFRG-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5103 RQ005005011		Torres de Sabana	1430.01	Architectural & Engineering Fee	-	59,967.60	59,967.60	59,967.60	9,915.84	-
5103 Total					-	312,177.15	316,748.35	316,748.35	183,488.27	-
5114 RQ005005029		Covadonga	1410.00	Management Fees	-	13,807.80	75,281.73	75,281.73	75,281.73	-
			1460.00	Dwelling Structure	-	1,324,566.00	1,324,566.00	1,324,566.00	819,174.33	-
5114 Total					-	1,338,373.80	1,399,847.73	1,399,847.73	894,456.06	-
5129 RQ005002023		Guarionex	1410.00	Management Fees	-	24,288.89	37,763.36	37,763.36	37,763.36	-
			1450.00	Site Improvement	-	51,527.50	51,527.50	51,527.50	51,527.50	-
			1460.00	Dwelling Structure	-	349,950.00	349,950.00	349,950.00	330,317.06	-
			1430.01	Inspection Cost	-	6,250.00	6,250.00	6,250.00	6,049.00	-
5129 Total					-	432,016.39	445,490.86	445,490.86	425,656.92	-
5145 RQ005008026		Manuel F. Rossy	1410.00	Management Fees	-	431,342.12	622,844.28	622,844.28	622,844.28	-
			1450.00	Site Improvement	-	2,181,931.97	2,184,972.19	2,184,972.19	2,184,972.19	-
			1460.00	Dwelling Structure	-	3,582,483.23	3,581,803.05	3,581,803.05	2,946,787.55	-
			1470.00	Nondwelling Structures	-	729,473.95	821,892.39	821,892.39	821,651.16	-
			1430.01	Consultant Fees	-	696,990.00	696,990.00	696,990.00	495,474.66	-
5145 Total					-	7,622,221.27	7,908,501.91	7,908,501.91	7,071,729.84	-
5150 RQ005003010		Jardines de Caparra	1410.00	Management Fees	-	34,520.36	52,750.29	52,750.29	52,750.29	-
			1450.00	Site Improvement	-	25,344.00	25,344.00	25,344.00	25,344.00	-
			1460.00	Dwelling Structure	-	575,463.00	572,463.00	572,463.00	433,627.70	-
			1470.00	Nondwelling Structures	-	51,602.00	51,602.00	51,602.00	46,441.80	-
			1430.01	Inspection Cost	-	69,212.47	57,440.47	57,440.47	45,627.97	-
5150 Total					-	756,141.83	759,599.76	759,599.76	603,791.76	-
5156 RQ005005024		El Cemí	1410.00	Management Fees	-	20,070.00	20,070.00	20,070.00	20,070.00	-
			1460.00	Dwelling Structure	-	223,000.00	223,000.00	223,000.00	200,700.00	-
5156 Total					-	243,070.00	243,070.00	243,070.00	220,770.00	-
5164 RQ005006035		Máximo Miranda Jimenez	1410.00	Management Fees	-	430,862.64	802,271.68	802,271.68	802,271.68	-
			1450.00	Site Improvement	-	2,260,409.27	2,260,409.27	2,260,409.27	2,116,375.91	-
			1460.00	Dwelling Structure	-	6,050,292.53	6,050,292.53	6,050,292.53	5,564,862.93	-
			1470.00	Nondwelling Structures	-	640,740.39	640,740.39	640,740.39	590,967.19	-
			1430.01	Consultant Fees	-	696,990.00	696,990.00	696,990.00	664,223.24	-
				Inspection Cost	-	-	-	-	-	-
5164 Total					-	10,079,294.83	10,450,703.87	10,450,703.87	9,738,700.95	-
5166 RQ005010051		Brisas de Cupey	1410.00	Management Fees	-	34,515.47	295,108.83	295,108.83	295,108.83	-
			1450.00	Site Improvement	-	1,358,927.34	1,358,927.34	1,358,927.34	355,752.70	-
			1460.00	Dwelling Structure	-	6,259,125.30	6,259,125.30	6,259,125.30	3,177,069.70	-
			1470.00	Nondwelling Structures	-	383,219.26	383,219.26	383,219.26	153,293.00	-
			1430.01	Consultant Fees	-	967,825.21	916,893.59	916,893.59	398,595.09	-
				Inspection Cost	-	21,420.00	21,420.00	21,420.00	-	-
5166 Total					-	9,025,032.58	9,234,694.32	9,234,694.32	4,379,819.32	-
5174 RQ005008022		Mayagüez Gardens	1410.00	Management Fees	-	3,449.61	3,449.61	3,449.61	3,449.61	-
			1470.00	Nondwelling Structures	-	34,496.10	34,496.10	34,496.10	34,496.10	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46S005501-09 Replacement Housing Factor Grant No:	CFRG-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5174 Total					-	37,945.71	37,945.71	37,945.71	37,945.71	-
5179	RQ005001012	Puerta del Sol	1410.00	Management Fees	-	19,980.00	20,510.00	20,510.00	20,510.00	-
			1460.00	Dwelling Structure	-	195,000.00	195,000.00	195,000.00	195,000.00	-
			1430.01	Inspection Cost	-	10,100.00	10,100.00	10,100.00	10,100.00	-
5179 Total					-	225,080.00	225,610.00	225,610.00	225,610.00	-
5181	RQ005006009	Jardines de Cidra	1410.00	Management Fees	-	10,622.94	19,086.23	19,086.23	19,086.23	-
			1450.00	Site Improvement	-	75,800.00	75,800.00	75,800.00	75,800.00	-
			1460.00	Dwelling Structure	-	115,062.34	115,062.34	115,062.34	115,062.34	-
5181 Total					-	201,485.28	209,948.57	209,948.57	209,948.57	-
5183	RQ005009004	Jardines de Guánica	1410.00	Management Fees	-	109,912.74	222,144.05	222,144.05	222,144.05	-
			1450.00	Site Improvement	-	1,584,409.31	1,600,629.90	1,600,629.90	485,445.99	-
			1460.00	Dwelling Structure	-	3,734,258.51	3,768,969.54	3,768,969.54	1,595,739.66	-
			1470.00	Nondwelling Structures	-	180,332.18	180,332.18	180,332.18	55,387.89	-
			1430.01	Consultant Fees	-	829,043.67	829,043.67	829,043.67	398,679.00	-
				Inspection Cost	-	26,700.00	26,700.00	26,700.00	26,700.00	-
5183 Total					-	6,464,656.41	6,627,819.34	6,627,819.34	2,784,096.59	-
5187	RQ005007009	Villa Real	1410.00	Management Fees	-	21,152.17	28,236.60	28,236.60	28,236.60	-
			1450.00	Site Improvement	-	49,900.00	49,900.00	49,900.00	49,900.00	-
			1460.00	Dwelling Structure	-	223,006.00	223,006.00	223,006.00	223,006.00	-
			1430.01	Architectural & Engineering Fee	-	7,165.00	7,165.00	7,165.00	7,165.00	-
				Inspection Cost	-	3,240.00	3,240.00	3,240.00	2,295.00	-
5187 Total					-	304,463.17	311,547.60	311,547.60	310,602.60	-
5193	RQ005005027	Los Rosales	1410.00	Management Fees	-	136,846.53	310,271.06	310,271.06	310,271.06	-
			1450.00	Site Improvement	-	2,417,104.64	2,417,104.64	2,417,104.64	1,073,924.79	-
			1460.00	Dwelling Structure	-	4,971,865.17	4,971,865.17	4,971,865.17	2,209,013.96	-
			1470.00	Nondwelling Structures	-	558,830.19	558,830.19	558,830.19	248,291.39	-
			1430.01	Consultant Fees	-	1,105,325.28	1,105,325.28	1,105,325.28	493,896.19	-
				Inspection Cost	-	21,420.00	21,420.00	21,420.00	21,420.00	-
5193 Total					-	9,211,391.81	9,384,816.34	9,384,816.34	4,366,817.39	-
5194	RQ005010054	Los Lirios	1410.00	Management Fees	-	14,519.49	58,313.40	58,313.40	58,313.40	-
			1460.00	Dwelling Structure	-	647,433.98	647,433.98	647,433.98	583,133.98	-
			1430.01	Inspection Cost	-	16,000.00	16,000.00	16,000.00		-
5194 Total					-	677,953.47	721,747.38	721,747.38	641,447.38	-
5204	RQ005005020	Valle Puerto Real	1410.00	Management Fees	-	1,584.00	1,584.00	1,584.00	1,584.00	-
			1460.00	Dwelling Structure	-	159,020.19	159,020.19	159,020.19	105,903.18	-
5204 Total					-	160,604.19	160,604.19	160,604.19	107,487.18	-
5209	RQ005003005	Alegría Apts.	1410.00	Management Fees	-	10,472.57	34,273.44	34,273.44	34,273.44	-
			1450.00	Site Improvement	-	49,580.00	49,580.00	49,580.00	49,580.00	-
			1460.00	Dwelling Structure	-	329,340.22	329,340.22	329,340.22	290,043.81	-
			1430.01	Inspection Cost	-	28,062.28	29,062.28	29,062.28	28,345.78	-
5209 Total					-	417,455.07	442,255.94	442,255.94	402,243.03	-

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Part II: Supporting Pages

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46S005501-09 Replacement Housing Factor Grant No:	CFRG-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5231	RQ005007008	Naguabo Valley	1410.00	Management Fees	-	6,814.40	9,621.00	9,621.00	9,621.00	-
			1450.00	Site Improvement	-	42,640.00	42,640.00	42,640.00	42,640.00	-
			1460.00	Dwelling Structure	-	90,700.00	90,700.00	90,700.00	43,820.00	-
			1430.01	Inspection Cost	-	9,800.00	9,800.00	9,800.00	9,750.00	-
5231 Total					-	149,954.40	152,761.00	152,761.00	105,831.00	-
5241	RQ005008022	Flamboyán Gardens	1410.00	Management Fees	-	15,121.56	16,026.56	16,026.56	16,026.56	-
			1460.00	Dwelling Structure	-	160,265.60	160,265.60	160,265.60	160,265.60	-
5241 Total					-	175,387.16	176,292.16	176,292.16	176,292.16	-
5992	RQ005	Central Office	1410.00	Management Fees	-	4,212,329.29	536,094.23	536,094.23		-
5992 Total					-	4,212,329.29	536,094.23	536,094.23		-
7007	RQ005010007	Luis Lloréns Torres- Providencia	1410.00	Management Fees	-		28,405.83	28,405.83	28,405.83	-
			1460.00	Dwelling Structure	-	1,002,059.00	1,002,059.00	1,002,059.00	284,058.25	-
7007 Total					-	1,002,059.00	1,030,464.83	1,030,464.83	312,464.08	-
7008	RQ005010008	Luis Lloréns Torres- El Medio	1410.00	Management Fees	-		65,151.99	65,151.99	65,151.99	-
			1460.00	Dwelling Structure	-	1,131,861.00	1,354,290.33	1,354,290.33	651,519.94	-
7008 Total					-	1,131,861.00	1,419,442.32	1,419,442.32	716,671.93	-
7009	RQ005010009	Luis Lloréns Torres- Youth Center	1410.00	Management Fees	-		49,866.52	49,866.52	49,866.52	-
			1460.00	Dwelling Structure	-	1,282,514.00	1,060,084.67	1,060,084.67	498,665.22	-
7009 Total					-	1,282,514.00	1,109,951.19	1,109,951.19	548,531.74	-
Grand Total					-	174,579,333.00	174,579,333.00	174,579,333.00	98,705,214.51	-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP-2006

RQ46P005-501-06

DEPARTAMENTO DE LA
VIVIENDA

"Hoy construimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant:
Puerto Rico Public Housing Administration	**Capital Fund Program Grant No: RQ46P005501-06**	**CFP-2006**

☐ Original Annual Statement ☐ Reserve for Disasters / ■ Revised Annual Statement / Revision Number 24
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations	26,793,081.00	26,793,081.00	26,793,081.00	26,793,081.00
3	1408.00	Management Improvement	2,215,168.22	1,899,060.00	1,899,060.00	622,168.46
4	1410.00	Administration	4,857,192.45	4,466,290.27	4,466,290.27	4,315,716.31
5	1411.00	Audit	135,431.45	135,431.45	135,431.45	135,431.45
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	9,227,240.09	9,258,137.74	9,258,137.74	4,055,347.25
8	1440.00	Site Acquisition	98,000.00	98,000.00	98,000.00	
9	1450.00	Site Improvement	7,062,097.37	7,062,097.37	7,062,097.37	4,698,872.61
10	1460.00	Dwelling Structure	18,733,403.65	22,108,329.46	22,108,329.46	12,890,286.66
11	1465.01	Dwelling Equipment - Expendable	115,034.62	115,034.62	115,034.62	
12	1470.00	Nondwelling Structures	2,339,665.72	2,033,066.73	2,033,066.73	1,207,058.70
13	1475.00	Nondwelling Equipment	1,149,870.59	1,149,870.59	1,149,870.59	175,940.73
14	1485.00	Demolition Costs	121,329.91	121,329.91	121,329.91	
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs	7,936,863.53	5,544,649.46	5,544,649.46	2,938,355.27
17	1499.00	Development Activities	1,629,366.40	1,629,366.40	1,629,366.40	802,693.71
18a	1501.00	Collateralization or Debt Service paid by the PHA				
18ba	9001.00	9000 Collateralization or Debt-Service paid Via System of Direct Payment	51,551,660.00	51,551,660.00	51,551,660.00	51,551,660.00
19	1502.00	Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)		**133,965,405.00**	**133,965,405.00**	**133,965,405.00**	**110,186,612.15**
21	Amount of line 21 Related to LBP Activities					
22	Amount of line 21 Related to Section 504 Compliance					
23	Amount of line 21 Related to Security-Soft Costs					
24	Amount of line 21 Related to Security-Hard Costs					
25	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date: February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

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U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1001	RQ005009010	Ponce de León	1408.00	Management Improvement	-	10,764.14	10,764.14	10,764.14		-
			1410.00	Nontechnical Salaries	-	100.00	-	-		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	9,685.86	9,685.86	9,685.86	9,685.86	-
			1450.00	Site Improvement	-	114,298.60	114,298.60	114,298.60	114,298.60	-
			1460.00	Dwelling Structure	-	6,212.54	6,212.54	6,212.54	6,154.54	-
			1475.00	Nondwelling Equipment	-	7,218.52	7,218.52	7,218.52		-
			1495.01	Relocation Costs	-	16,768.06	-	-		-
			9001.00	Debt Service Charge	-	980,891.48	980,891.48	980,891.48	980,891.48	-
1001 Total					-	1,145,939.20	1,129,071.14	1,129,071.14	1,111,030.48	-
1002	RQ005009011	Santiago Iglesias	1408.00	Management Improvement	-	10,093.59	10,093.59	10,093.59		-
			1410.00	Nontechnical Salaries	-	212.24	-	-		-
			1430.01	Architectural & Engineering Fees	-	70,039.70	70,039.70	70,039.70		-
				Inspection Cost	-	155,672.73	155,672.73	155,672.73		-
			1460.00	Dwelling Structure	-	2,469.00	2,469.00	2,469.00		-
			1475.00	Nondwelling Equipment	-	8,940.95	8,940.95	8,940.95		-
			1495.01	Relocation Costs	-	2,575.00	2,575.00	2,575.00		-
			9001.00	Debt Service Charge	-	5,183.64	5,183.64	5,183.64	5,183.64	-
1002 Total					-	255,186.85	254,974.61	254,974.61	5,183.64	-
1003	RQ005009012	Caribe	1408.00	Management Improvement	-	258.00	258.00	258.00		-
			1410.00	Nontechnical Salaries	-	2.92	-	-		-
			1430.01	Architectural & Engineering Fees	-	27,598.00	27,598.00	27,598.00		-
				Inspection Cost	-	26,446.14	26,446.14	26,446.14		-
			1450.00	Site Improvement	-	0.04	0.04	0.04		-
			1475.00	Nondwelling Equipment	-	196.40	196.40	196.40		-
			1495.01	Relocation Costs	-	23,341.22	22,312.22	22,312.22		-
1003 Total					-	77,842.72	76,810.80	76,810.80		-
1008	RQ005009014	Ramón de la Pila	1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1460.00	Dwelling Structure	-	64,090.00	64,090.00	64,090.00		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	42,385.10	42,385.10	42,385.10	42,385.10	-
1008 Total					-	106,800.10	106,800.10	106,800.10	42,710.10	-
1014	RQ005009017	Aristides Chavier	1408.00	Management Improvement	-	43,461.26	43,461.26	43,461.26	41,752.14	-
			1410.00	Nontechnical Salaries	-	60.73	-	-		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Inspection Cost	-	57,129.72	57,129.72	57,129.72	57,129.72	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	171,427.02	171,427.02	171,427.02	168,814.04	-
			1470.00	Nondwelling Structures	-	5,411.43	5,411.43	5,411.43		-
			1475.00	Nondwelling Equipment	-	5,828.88	5,828.88	5,828.88		-

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Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1014 RQ005009017 Aristides Chavier			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	10.16	10.16	10.16		-
			1495.01	Relocation Costs	-	18,651.37	18,651.37	18,651.37		-
			9001.00	Debt Service Charge	-	3,017,583.60	3,017,583.60	3,017,583.60	3,017,583.60	-
1014 Total					-	3,319,564.17	3,319,503.44	3,319,503.44	3,285,279.50	-
1015 RQ005009018 Ext. Dr. Pila			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
1015 Total					-	325.00	325.00	325.00	325.00	-
1016 RQ005009019 Rafael López Nussa			1408.00	Management Improvement	-	17,127.10	17,127.10	17,127.10		-
			1410.00	Nontechnical Salaries	-	115.05	-	-		-
			1430.01	Consultant Fees	-	-	-	-	-	-
				Inspection Cost	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	6,447.63	6,447.63	6,447.63		-
			1495.01	Relocation Costs	-	287.80	287.80	287.80		-
			9001.00	Debt Service Charge	-	2,568,281.37	2,568,281.37	2,568,281.37	2,568,281.37	-
1016 Total					-	2,592,258.95	2,592,143.90	2,592,143.90	2,568,281.37	-
1017 RQ005009020 Ernesto Ramos Antonini			1408.00	Management Improvement	-	12,990.64	12,990.64	12,990.64	12,990.64	-
1017 Total					-	12,990.64	12,990.64	12,990.64	12,990.64	-
2001 RQ005010001 Las Casas			1430.01	Inspection Cost	-	3,200.00	3,200.00	3,200.00		-
			1460.00	Dwelling Structure	-	0.89	0.89	0.89		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	2,200.00	2,200.00	2,200.00		-
2001 Total					-	5,400.89	5,400.89	5,400.89		-
2002 RQ005010002 San Antonio			1460.00	Dwelling Structure	-	484.50	484.50	484.50		-
2002 Total					-	484.50	484.50	484.50		-
2003 RQ005010003 Puerta de Tierra			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	40,813.64	40,813.64	40,813.64	39,606.14	-
				Inspection Cost	-	12,083.70	12,083.70	12,083.70	12,083.70	-
				Permit Fees	-	-	-	-		-
			1450.00	Site Improvement	-	2,691,091.53	2,691,091.53	2,691,091.53	2,310,853.52	-
			1460.00	Dwelling Structure	-	1,007,163.24	1,007,163.24	1,007,163.24	461,908.05	-
			1470.00	Nondwelling Structures	-	599,033.59	599,033.59	599,033.59	529,270.37	-
			1485.00	Demolition Costs	-	-	-	-		-
			1495.01	Relocation Costs	-	395,597.83	-	-		-
			1499.00	Development Activities-Design	-	-	-	-		-
2003 Total					-	4,745,783.53	4,350,185.70	4,350,185.70	3,353,721.78	-
2004 RQ005010004 San Agustín			1430.01	Architectural & Engineering Fees	-	50,574.44	50,574.44	50,574.44		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	8,814.00	8,814.00	8,814.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	12,400.00	12,400.00	12,400.00		-
			1495.01	Relocation Costs	-	8,915.29	8,915.29	8,915.29		-
2004 Total					-	80,703.73	80,703.73	80,703.73		-

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Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
2009 RQ005010006 Nemesio R. Canales			1408.00	Management Improvement	-	20,003.63	20,003.63	20,003.63	19,985.97	-
			1410.00	Sundry	-	4,000.00	4,000.00	4,000.00	4,000.00	-
			1430.01	Inspection Cost	-	34,671.52	34,671.52	34,671.52	2,700.00	-
			1450.00	Site Improvement	-	3,323.66	3,323.66	3,323.66	2,013.00	-
			1460.00	Dwelling Structure	-	596,241.75	596,241.75	596,241.75	595,808.23	-
			1470.00	Nondwelling Structures	-	168,267.50	168,267.50	168,267.50	145,417.50	-
			1475.00	Nondwelling Equipment	-	2,121.01	2,121.01	2,121.01		-
				Nondwelling Equipment, Computer Equipment	-	247.51	247.51	247.51		-
2009 Total					-	828,876.58	828,876.58	828,876.58	769,924.70	-
2010 RQ005010012 Vista Hermosa			1408.00	Management Improvement	-	15,829.43	15,829.43	15,829.43	15,829.43	-
			1430.01	Consultant Fees	-	9,652.50	9,652.50	9,652.50		-
				Inspection Cost	-	11,984.48	11,984.48	11,984.48		-
			1460.00	Dwelling Structure	-	15,834.91	15,834.91	15,834.91		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	8,217.00	8,217.00	8,217.00		-
2010 Total					-	61,518.32	61,518.32	61,518.32	15,829.43	-
2011 RQ005010014 Ernesto Ramos Antonini			1460.00	Dwelling Structure	-	3,184.00	3,184.00	3,184.00		-
2011 Total					-	3,184.00	3,184.00	3,184.00		-
2012 RQ005010015 Villa España			1410.00	Legal Expense	-	7,424.27	674.27	674.27		-
			1430.01	Consultant Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	547,828.02	547,828.02	547,828.02	547,828.02	-
			1470.00	Nondwelling Structures	-	30,889.70	30,889.70	30,889.70	30,889.70	-
			1495.01	Relocation Costs	-	301,075.95	301,075.95	301,075.95		-
			9001.00	Debt Service Charge	-	18.56	18.56	18.56	18.56	-
2012 Total					-	887,236.50	880,486.50	880,486.50	578,736.28	-
2014 RQ005010016 Las Margaritas I			1430.01	Inspection Cost	-	2,751.85	2,751.85	2,751.85		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	1,375.00	1,375.00	1,375.00		-
2014 Total					-	4,126.85	4,126.85	4,126.85		-
2015 RQ005010017 Las Margaritas II			1430.01	Inspection Cost	-	23,900.20	23,900.20	23,900.20		-
			1460.00	Dwelling Structure	-	0.01	0.01	0.01		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	9,075.00	9,075.00	9,075.00		-
2015 Total					-	32,975.21	32,975.21	32,975.21		-
3014 RQ005006016 Fernando Calimano			1430.01	Inspection Cost	-	8,215.00	8,215.00	8,215.00		-
			1460.00	Dwelling Structure	-	500.00	500.00	500.00	418.50	-
			1470.00	Nondwelling Structures	-	86.06	86.06	86.06		-
3014 Total					-	8,801.06	8,801.06	8,801.06	418.50	-
3015 RQ005003017 Rosendo Matienzo Cintrón			1460.00	Dwelling Structure	-	399.00	399.00	399.00		-
3015 Total					-	399.00	399.00	399.00		-
3016 RQ005010018 Manuel A. Pérez			1460.00	Dwelling Structure	-	65,762.07	65,762.07	65,762.07	51,634.87	-
3016 Total					-	65,762.07	65,762.07	65,762.07	51,634.87	-

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U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3017	RQ005003001	Virgilio Dávila	1460.00	Dwelling Structure	-	2,105.78	2,105.78	2,105.78		-
			1470.00	Nondwelling Structures	-	8,842.83	8,842.83	8,842.83		-
3017 Total					-	10,948.61	10,948.61	10,948.61		-
3018	RQ005002001	Ext. Zeno Gandía	1408.00	Management Improvement	-	16,597.32	16,597.32	16,597.32	16,597.32	-
			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1460.00	Dwelling Structure	-	9,259.28	9,259.28	9,259.28		-
3018 Total					-	26,181.60	26,181.60	26,181.60	16,922.32	-
3019	RQ005004003	Juan Jiménez García	1408.00	Management Improvement	-	17,574.75	17,574.75	17,574.75	17,574.75	-
			1460.00	Dwelling Structure	-	550.00	550.00	550.00	538.15	-
3019 Total					-	18,124.75	18,124.75	18,124.75	18,112.90	-
3020	RQ005006001	Liborio Ortiz	1460.00	Dwelling Structure	-	5,135.12	5,135.12	5,135.12		-
3020 Total					-	5,135.12	5,135.12	5,135.12		-
3021	RQ005007001	Isidro Cora	1408.00	Management Improvement	-	32,000.00	32,000.00	32,000.00		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	9,792.01	9,792.01	9,792.01		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	6,247.00	6,247.00	6,247.00		-
			1495.01	Relocation Costs	-	56,166.74	9,232.64	9,232.64		-
3021 Total					-	104,205.75	57,271.65	57,271.65		-
3022	RQ005002031	Enrique Catoni	1460.00	Dwelling Structure	-	3,651.56	3,651.56	3,651.56		-
3022 Total					-	3,651.56	3,651.56	3,651.56		-
3023	RQ005009033	Fernando Luis García	1460.00	Dwelling Structure	-	4,784.58	4,784.58	4,784.58		-
3023 Total					-	4,784.58	4,784.58	4,784.58		-
3025	RQ005005002	Felipe Sánchez Osorio	1430.01	Consultant Fees	-	152,460.00	152,460.00	152,460.00	124,882.91	-
				Inspection Cost	-	67,200.00	67,200.00	67,200.00	54,975.00	-
			1495.01	Relocation Costs	-	603,033.14	603,033.14	603,033.14	579,204.30	-
			1499.00	Development Activities	-	942,207.16	942,207.16	942,207.16	660,061.30	-
				Development Activities-Design-design	-	437,966.14	437,966.14	437,966.14		-
			9001.00	Debt Service Charge	-	3,541.99	3,541.99	3,541.99	3,541.99	-
3025 Total					-	2,206,408.43	2,206,408.43	2,206,408.43	1,422,665.50	-
3028	RQ005007010	Padre Berrios	1460.00	Dwelling Structure	-	4,878.49	4,878.49	4,878.49		-
3028 Total					-	4,878.49	4,878.49	4,878.49		-
3029	RQ005007006	Ignacio Morales Dávila	1460.00	Dwelling Structure	-	3,624.85	3,624.85	3,624.85		-
3029 Total					-	3,624.85	3,624.85	3,624.85		-
3030	RQ005009001	Valle Verde A y B	1408.00	Management Improvement	-	17.02	17.02	17.02		-
			1410.00	Nontechnical Salaries	-	37.15	-	-		-
			1430.01	Consultant Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	953,777.79	953,777.79	953,777.79		-
			1470.00	Nondwelling Structures	-	470.53	470.53	470.53		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3030	RQ005009001	Valle Verde A y B	1475.00	Nondwelling Equipment	-	4,616.00	4,616.00	4,616.00		-
			1495.01	Relocation Costs	-	111,583.14	70,920.14	70,920.14	2,551.11	-
3030 Total					-	1,070,501.63	1,029,801.48	1,029,801.48	2,551.11	-
3034	RQ005001001	Aguada (Manuel Egipciaco)	1430.01	Architectural & Engineering Fees	-	14,792.53	14,792.53	14,792.53		-
				Inspection Cost	-	44.64	44.64	44.64		-
			1460.00	Dwelling Structure	-	2,738.57	2,738.57	2,738.57		-
			1495.01	Relocation Costs	-	9,461.38	7,040.51	7,040.51		-
3034 Total					-	27,037.12	24,616.25	24,616.25		-
3035	RQ005004001	Vista Alegre	1408.00	Management Improvement	-	3,027.81	3,027.81	3,027.81		-
			1430.01	Architectural & Engineering Fees	-	16,150.00	16,150.00	16,150.00	16,150.00	-
				Consultant Fees	-	263,811.49	263,811.49	263,811.49	263,811.49	-
				Inspection Cost	-	4,097.80	4,097.80	4,097.80	4,097.80	-
			1460.00	Dwelling Structure	-	22,898.82	22,898.82	22,898.82	22,898.82	-
			1470.00	Nondwelling Structures	-	5,245.00	5,245.00	5,245.00		-
			1475.00	Nondwelling Equipment	-	2,192.00	2,192.00	2,192.00		-
			9001.00	Debt Service Charge	-	516,019.46	516,019.46	516,019.46	516,019.46	-
3035 Total					-	833,442.38	833,442.38	833,442.38	822,977.57	-
3036	RQ005002008	Antonio Dávila Freytes	1430.01	Architectural & Engineering Fees	-	1,832.60	1,832.60	1,832.60		-
				Consultant Fees	-	2,684.59	2,684.59	2,684.59		-
			1460.00	Dwelling Structure	-	2,819.11	2,819.11	2,819.11		-
			1470.00	Nondwelling Structures	-	0.05	0.05	0.05		-
			1495.01	Relocation Costs	-	32,934.80	-	-		-
3036 Total					-	40,271.15	7,336.35	7,336.35		-
3037	RQ005006002	Villa Universitaria	1408.00	Management Improvement	-	29,545.00	29,545.00	29,545.00		-
			1430.01	Inspection Cost	-	18,022.16	18,022.16	18,022.16		-
			1495.01	Relocation Costs	-	19,544.10	2,721.60	2,721.60		-
3037 Total					-	67,111.26	50,288.76	50,288.76		-
3038	RQ005002010	Manuel Adames	1408.00	Management Improvement	-	22,000.00	-	-		-
			1460.00	Dwelling Structure	-	202,992.93	202,992.93	202,992.93	200,178.33	-
3038 Total					-	224,992.93	202,992.93	202,992.93	200,178.33	-
3040	RQ005002011	Fernando Sierra Berdecía	1410.00	Legal Expense	-	31,718.75	22,343.75	22,343.75	21,887.25	-
				Sundry	-	113.86	113.86	113.86	113.86	-
			1430.01	Architectural & Engineering Fees	-	47,251.42	47,251.42	47,251.42	47,251.42	-
				Consultant Fees	-	14,209.32	14,209.32	14,209.32		-
				Inspection Cost	-	39,832.50	39,832.50	39,832.50	39,832.50	-
			1450.00	Site Improvement	-	2,109.99	2,109.99	2,109.99		-
			1460.00	Dwelling Structure	-	1,333.75	1,333.75	1,333.75		-
			1495.01	Relocation Costs	-	5,508.33	-	-		-
3040 Total					-	142,077.92	127,194.59	127,194.59	109,085.03	-
3041	RQ005006008	Práxedes Santiago	1408.00	Management Improvement	-	2,814.59	2,814.59	2,814.59		-

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number

Capital Fund Program Grant No: RQ46P005-501-06

Replacement Housing Factor Grant No:

Federal FY of Grant: CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3041 RQ005006008 Práxedes Santiago			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	10,048.15	10,048.15	10,048.15	10,048.15	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	173,360.86	173,360.86	173,360.86	173,360.86	-
			1470.00	Nondwelling Structures	-	8,113.50	8,113.50	8,113.50	8,113.50	-
			1475.00	Nondwelling Equipment	-	2,274.00	2,274.00	2,274.00		-
			9001.00	Debt Service Charge	-	831,941.06	831,941.06	831,941.06	831,941.06	-
3041 Total					-	1,028,552.16	1,028,552.16	1,028,552.16	1,023,463.57	-
3043 RQ005002014 El Dorado			1410.00	Legal Expense	-	5,125.00	-	-		-
			1430.01	Architectural & Engineering Fees	-	6,825.73	6,825.73	6,825.73	6,825.73	-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	335,863.85	335,863.85	335,863.85	335,863.85	-
			1460.00	Dwelling Structure	-	945,326.42	945,326.42	945,326.42	945,326.42	-
			1495.01	Relocation Costs	-	29,835.53	25,537.17	25,537.17	25,537.17	-
3043 Total					-	1,322,976.53	1,313,553.17	1,313,553.17	1,313,553.17	-
3044 RQ005009005 Padre Nazario			1450.00	Site Improvement	-	8,246.97	8,246.97	8,246.97		-
3044 Total					-	8,246.97	8,246.97	8,246.97		-
3045 RQ005003025 Jardines de Guaynabo			1408.00	Management Improvement	-	58,636.81	58,636.81	58,636.81	15,251.71	-
3045 Total					-	58,636.81	58,636.81	58,636.81	15,251.71	-
3046 RQ005002015 Agustin Ruiz Miranda			1408.00	Management Improvement	-	22,000.00	-	-		-
			1460.00	Dwelling Structure	-	2,552.56	2,552.56	2,552.56		-
3046 Total					-	24,552.56	2,552.56	2,552.56		-
3048 RQ005009006 La Montaña			1430.01	Consultant Fees	-	4,997.23	4,997.23	4,997.23		-
			1460.00	Dwelling Structure	-	4,410.99	4,410.99	4,410.99		-
			1470.00	Nondwelling Structures	-	2.00	2.00	2.00		-
			1495.01	Relocation Costs	-	36,930.17	4,425.00	4,425.00		-
3048 Total					-	46,340.39	13,835.22	13,835.22		-
3049 RQ005009008 Las Américas			1408.00	Management Improvement	-	1,436.65	1,436.65	1,436.65		-
			1410.00	Legal Expense	-	555.00	555.00	555.00	555.00	-
				Nontechnical Salaries	-	1,373.77	-	-		-
				Sundry	-	97.50	-	-		-
			1430.01	Architectural & Engineering Fees	-	12,751.44	12,751.44	12,751.44		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	16,167.19	16,167.19	16,167.19		-
			1450.00	Site Improvement	-	284,425.02	284,425.02	284,425.02	29,644.23	-
			1460.00	Dwelling Structure	-	84,442.49	84,442.49	84,442.49		-
			1470.00	Nondwelling Structures	-	8,531.34	8,531.34	8,531.34		-
			1495.01	Relocation Costs	-	55,072.49	48,257.49	48,257.49	17,830.00	-
3049 Total					-	464,852.89	456,566.62	456,566.62	48,029.23	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3052 RQ005004018 La Ribera			1460.00	Dwelling Structure	-	8,036.85	8,036.85	8,036.85		-
3052 Total					-	8,036.85	8,036.85	8,036.85		-
3053 RQ005005001 Jesús T. Piñero			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	30,897.65	30,897.65	30,897.65	30,897.65	-
3053 Total					-	2,956.40	2,956.40	2,956.40		-
3054 RQ005005022 San Patricio			1408.00	Management Improvement	-	33,854.05	33,854.05	33,854.05	30,897.65	-
			1430.01	Inspection Cost	-	28,655.00	28,655.00	28,655.00		-
			1460.00	Dwelling Structure	-	4,830.00	4,830.00	4,830.00		-
			1495.01	Relocation Costs	-	21,936.00	21,936.00	21,936.00		-
3054 Total					-	4,997.92	-	-		-
3055 RQ005005023 Diego Zalduondo Veve			1460.00	Dwelling Structure	-	60,418.92	55,421.00	55,421.00		-
3055 Total					-	21.63	21.63	21.63		-
3056 RQ005008006 Juan Ferrer			1430.01	Inspection Cost	-	21.63	21.63	21.63		-
			1495.01	Relocation Costs	-	-	-	-		-
3056 Total					-	325.50	-	-		-
3057 RQ005007005 Carmen Vda. de Martorell			1408.00	Management Improvement	-	325.50	-	-		-
			1430.01	Architectural & Engineering Fees	-	30,905.00	30,905.00	30,905.00		-
				Inspection Cost	-	9,600.00	9,600.00	9,600.00		-
			1460.00	Dwelling Structure	-	4,816.00	4,816.00	4,816.00		-
			1495.01	Relocation Costs	-	1,482.13	1,482.13	1,482.13		-
3057 Total					-	3,890.83	-	-		-
3058 RQ005001015 José Gándara			1450.00	Site Improvement	-	50,693.96	46,803.13	46,803.13		-
			1460.00	Dwelling Structure	-	102,406.74	102,406.74	102,406.74		-
			1470.00	Nondwelling Structures	-	187,007.05	187,007.05	187,007.05		-
			1495.01	Relocation Costs	-	98,866.98	98,866.98	98,866.98		-
3058 Total					-	4,166.87	2,491.00	2,491.00		-
3062 RQ005007009 Villas del Caribe			1430.01	Inspection Cost	-	392,447.64	390,771.77	390,771.77		-
			1460.00	Dwelling Structure	-	22,310.04	22,310.04	22,310.04		-
			1495.01	Relocation Costs	-	3,490.84	3,490.84	3,490.84		-
3062 Total					-	9,636.00	9,636.00	9,636.00		-
3063 RQ005009009 Los Flamboyanes			1430.01	Architectural & Engineering Fees	-	35,436.88	35,436.88	35,436.88		-
				Inspection Cost	-	2,430.00	2,430.00	2,430.00		-
			1450.00	Site Improvement	-	8,118.00	8,118.00	8,118.00		-
			1460.00	Dwelling Structure	-	42,891.94	42,891.94	42,891.94	42,891.94	-
			1470.00	Nondwelling Structures	-	139,119.81	139,119.81	139,119.81	138,775.40	-
			1495.01	Relocation Costs	-	34,805.89	34,805.89	34,805.89	34,805.89	-
3063 Total					-	13,621.75	-	-		-
3064 RQ005002022 Rvdo. Vigo Salas			1460.00	Dwelling Structure	-	240,987.39	227,365.64	227,365.64	216,473.23	-
					-	2,550.08	2,550.08	2,550.08		-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3064 RQ005002022 Rvdo. Vigo Salas			1495.01	Relocation Costs	-	1,950.31	-	-		-
3064 Total					-	4,500.39	2,550.08	2,550.08		-
3065 RQ005001017 Santa Rosa			1460.00	Dwelling Structure	-	3,005.36	3,005.36	3,005.36		-
3065 Total					-	3,005.36	3,005.36	3,005.36		-
3066 RQ005005026 José H. Ramírez			1430.01	Inspection Cost	-	10,855.98	10,855.98	10,855.98		-
			1450.00	Site Improvement	-	54.35	54.35	54.35		-
			1460.00	Dwelling Structure	-	11,470.00	11,470.00	11,470.00		-
			1495.01	Relocation Costs	-	1,869.93	-	-		-
3066 Total					-	24,250.26	22,380.33	22,380.33		-
3068 RQ005002024 Ramón Pérez Rodríguez			1460.00	Dwelling Structure	-	2,676.75	2,676.75	2,676.75		-
3068 Total					-	2,676.75	2,676.75	2,676.75		-
3069 RQ005002026 El Toa			1408.00	Management Improvement	-	28,450.00	28,450.00	28,450.00		-
			1450.00	Site Improvement	-	31,200.27	31,200.27	31,200.27		-
			1495.01	Relocation Costs	-	13,283.94	4,147.94	4,147.94		-
3069 Total					-	72,934.21	63,798.21	63,798.21		-
3070 RQ005005027 Pedro Regalado Díaz			1408.00	Management Improvement	-	28,945.88	28,945.88	28,945.88	9,459.75	-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	0.27	0.27	0.27		-
			1450.00	Site Improvement	-	35,496.60	35,496.60	35,496.60	35,496.60	-
			1460.00	Dwelling Structure	-	46,466.03	46,466.03	46,466.03	36,120.59	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	749.00	749.00	749.00		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,607.62	1,607.62	1,607.62		-
			1495.01	Relocation Costs	-	59,617.64	16,016.14	16,016.14	16,016.14	-
3070 Total					-	172,883.04	129,281.54	129,281.54	97,093.08	-
3071 RQ005002028 Francisco Vega Sánchez			1430.01	Inspection Cost	-	1,850.00	1,850.00	1,850.00		-
			1460.00	Dwelling Structure	-	6,186.25	6,186.25	6,186.25		-
			1495.01	Relocation Costs	-	786.43	786.43	786.43		-
3071 Total					-	8,822.68	8,822.68	8,822.68		-
3073 RQ005006034 Efraín Suárez			1430.01	Architectural & Engineering Fees	-	282.50	282.50	282.50		-
				Consultant Fees	-	212.90	212.90	212.90		-
				Inspection Cost	-	21,962.93	21,962.93	21,962.93		-
				Permit Fees	-	437.59	437.59	437.59		-
			1475.00	Nondwelling Equipment	-	2,320.40	2,320.40	2,320.40		-
			1495.01	Relocation Costs	-	12,375.84	12,375.84	12,375.84	991.83	-
3073 Total					-	37,592.16	37,592.16	37,592.16	991.83	-
3081 RQ005010019 Ext. Manuel A. Pérez			1470.00	Nondwelling Structures	-	5,800.00	5,800.00	5,800.00	5,700.00	-
3081 Total					-	5,800.00	5,800.00	5,800.00	5,700.00	-
3082 RQ005002002 Ramón Marín Solá			1408.00	Management Improvement	-	19,720.07	19,720.07	19,720.07	19,720.07	-
			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1430.01	Consultant Fees	-	-	-	-		-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3082 RQ005002002 Ramón Marín Solá			1460.00	Dwelling Structure	-	4,801.59	4,801.59	4,801.59		-
			1495.01	Relocation Costs	-	1,287.50	1,287.50	1,287.50		-
3082 Total					-	26,134.16	26,134.16	26,134.16	20,045.07	-
3083 RQ005006004 Luis Muñoz Morales			1408.00	Management Improvement	-	2,856.75	2,856.75	2,856.75		-
			1430.01	Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	6,088.48	6,088.48	6,088.48		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	17,291.50	-	-		-
				Nondwelling Equipment, Office Furniture & Equipm	-	10,126.66	4,325.49	4,325.49		-
		RQ005010007 Luis Muñoz Morales	1495.01	Relocation Costs	-	109,979.29	-	-		-
			1475.00	Nondwelling Equipment, Computer Equipment	-		17,291.50	17,291.50		-
				Nondwelling Equipment, Office Furniture & Equipm	-		5,801.17	5,801.17		-
3083 Total			1495.01	Relocation Costs	-		38,138.04	38,138.04		-
3084 RQ005009003 Luis Muñoz Rivera			1408.00	Management Improvement	-	146,342.68	74,501.43	74,501.43		-
			1410.00	Legal Expense	-	12,974.96	-	-		-
				Nontechnical Salaries	-	27,500.00	20,000.00	20,000.00	13,500.00	-
				Sundry	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	190.00	-	-		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-
		RQ005010007 Luis Muñoz Rivera	1408.00	Management Improvement	-	136,774.13	16,784.13	16,784.13	16,784.13	-
3084 Total					-		12,974.96	12,974.96		-
3085 RQ005006017 Luis Palés Matos			1408.00	Management Improvement	-	177,439.09	49,759.09	49,759.09	30,284.13	-
			1430.01	Inspection Cost	-	8,834.91	-	-		-
			1450.00	Site Improvement	-	14,345.76	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	152,338.91	152,338.91	152,338.91	152,338.91	-
			1495.01	Relocation Costs	-	2,993.00	-	-		-
		RQ005010007 Luis Palés Matos	1408.00	Management Improvement	-	28,191.62	24,228.75	24,228.75		-
			1430.01	Inspection Cost	-		8,834.91	8,834.91		-
			1475.00	Nondwelling Equipment	-		14,345.76	14,345.76		-
			1495.01	Relocation Costs	-		2,993.00	2,993.00		-
3085 Total					-		3,962.87	3,962.87		-
3086 RQ005001004 José Agustín Aponte			1475.00	Nondwelling Equipment, Computer Equipment	-	206,704.20	206,704.20	206,704.20	152,338.91	-
3086 Total					-	1,200.00	1,200.00	1,200.00		-
3087 RQ005001018 Andrés M. Liceaga			1408.00	Management Improvement	-	1,200.00	1,200.00	1,200.00		-
					-	65,576.00	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3087	RQ005001018	Andrés M. Liceaga	1410.00	Work - MH Contribution	-	83,005.25	83,005.25	83,005.25	83,005.25	-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	23,980.00	23,980.00	23,980.00	21,246.40	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	28,315.00	28,315.00	28,315.00		-
			1495.01	Relocation Costs	-	(437.26)	(437.26)	(437.26)	(1,240.00)	-
			9001.00	Debt Service Charge	-	909,479.94	909,479.94	909,479.94	909,479.94	-
3087 Total					-	1,109,918.93	1,044,342.93	1,044,342.93	1,012,491.59	-
3088	RQ005006011	Las Palmas	1460.00	Dwelling Structure	-	14,645.00	14,645.00	14,645.00	14,645.00	-
3088 Total					-	14,645.00	14,645.00	14,645.00	14,645.00	-
3089	RQ005006021	Villas del Parque	1408.00	Management Improvement	-	9,028.00	9,028.00	9,028.00		-
				Security	-	596.40	596.40	596.40		-
			1430.01	Inspection Cost	-	12,650.00	12,650.00	12,650.00		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1495.01	Relocation Costs	-	22,660.01	14,057.76	14,057.76		-
3089 Total					-	44,934.41	36,332.16	36,332.16		-
3090	RQ005006028	Bella Vista	1408.00	Management Improvement	-	21,135.91	17,051.31	17,051.31		-
			1430.01	Architectural & Engineering Fees	-	17,252.42	17,252.42	17,252.42	17,252.42	-
				Inspection Cost	-	138,019.41	138,019.41	138,019.41	72,460.22	-
			1475.00	Nondwelling Equipment	-	2,856.67	2,856.67	2,856.67	2,764.00	-
				Nondwelling Equipment, Computer Equipment	-	11,561.00	11,561.00	11,561.00		-
			1495.01	Relocation Costs	-	60,834.23	60,834.23	60,834.23	18,269.74	-
	RQ005010007	Bella Vista	1408.00	Management Improvement	-		4,084.60	4,084.60		-
3090 Total					-	251,659.64	251,659.64	251,659.64	110,746.38	-
3091	RQ005008025	El Recreo	1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	291.15	291.15	291.15		-
3091 Total					-	291.15	291.15	291.15		-
3092	RQ005002017	Enrique Zorrilla	1460.00	Dwelling Structure	-	6,733.95	6,733.95	6,733.95		-
3092 Total					-	6,733.95	6,733.95	6,733.95		-
3093	RQ005004015	Narciso Varona	1408.00	Management Improvement	-	21,767.21	21,767.21	21,767.21		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	4,845.00	4,845.00	4,845.00		-
				Inspection Cost	-	167,396.09	167,396.09	167,396.09	24,123.89	-
				Permit Fees	-	4,083.00	4,083.00	4,083.00		-
			1460.00	Dwelling Structure	-	1,484,885.75	1,484,885.75	1,484,885.75	366,203.49	-
			1475.00	Nondwelling Equipment	-	4,496.00	4,496.00	4,496.00		-
			1495.01	Relocation Costs	-	251,160.00	-	-		-
3093 Total					-	1,938,633.05	1,687,473.05	1,687,473.05	390,327.38	-
3094	RQ005007002	Padre Rivera	1408.00	Management Improvement	-	17,022.82	17,022.82	17,022.82		-
			1430.01	Consultant Fees	-	25,330.35	25,330.35	25,330.35		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3094 RQ005007002 Padre Rivera			1430.01	Inspection Cost	-	30,836.06	30,836.06	30,836.06		-
			1450.00	Site Improvement	-	43,840.62	43,840.62	43,840.62	33,874.87	-
			1460.00	Dwelling Structure	-	197,104.64	197,104.64	197,104.64	197,104.64	-
			1470.00	Nondwelling Structures	-	531.31	531.31	531.31	531.31	-
			1475.00	Nondwelling Equipment	-	14,290.00	14,290.00	14,290.00	2,154.00	-
			1495.01	Relocation Costs	-	111,519.69	11,250.00	11,250.00		-
3094 Total					-	440,475.49	340,205.80	340,205.80	233,664.82	-
3095 RQ005005019 Pedro Rosario Nieves			1408.00	Management Improvement	-	18,608.63	18,608.63	18,608.63	18,608.63	-
			1410.00	Work - MH Contribution	-	87,508.51	87,508.51	87,508.51	87,508.51	-
			1430.01	Architectural & Engineering Fees	-	69,138.00	69,138.00	69,138.00	69,138.00	-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1495.01	Relocation Costs	-	31,622.54	31,622.54	31,622.54	999.37	-
			9001.00	Debt Service Charge	-	1,169,941.23	1,169,941.23	1,169,941.23	1,169,941.23	-
3095 Total					-	1,376,818.91	1,376,818.91	1,376,818.91	1,346,195.74	-
3096 RQ005003002 José Celso Barbosa			1450.00	Site Improvement	-	30,000.00	30,000.00	30,000.00	30,000.00	-
			1460.00	Dwelling Structure	-	779.62	779.62	779.62		-
3096 Total					-	30,779.62	30,779.62	30,779.62	30,000.00	-
3097 RQ005002003 Trina Padilla de Sanz			1408.00	Management Improvement	-	22,823.15	22,823.15	22,823.15	22,823.15	-
			1410.00	Legal Expense	-	17,800.00	17,300.00	17,300.00	17,300.00	-
				Sundry	-	325.00	325.00	325.00	325.00	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	34,660.08	34,660.08	34,660.08	34,660.08	-
			1450.00	Site Improvement	-	21,874.00	21,874.00	21,874.00	21,874.00	-
			1460.00	Dwelling Structure	-	11,999.80	11,999.80	11,999.80	8,515.95	-
			9001.00	Debt Service Charge	-	1,662,537.85	1,662,537.85	1,662,537.85	1,662,537.85	-
3097 Total					-	1,772,019.88	1,771,519.88	1,771,519.88	1,768,036.03	-
3099 RQ005002004 Antonio Márquez Arbona			1430.01	Architectural & Engineering Fees	-	21,841.41	21,841.41	21,841.41		-
				Inspection Cost	-	14,000.00	14,000.00	14,000.00		-
			1450.00	Site Improvement	-	265,548.98	265,548.98	265,548.98		-
			1460.00	Dwelling Structure	-	70,550.27	70,486.27	70,486.27		-
			1470.00	Nondwelling Structures	-	12,728.02	12,728.02	12,728.02		-
			1495.01	Relocation Costs	-	70,537.96	2,281.68	2,281.68		-
3099 Total					-	455,206.64	386,886.36	386,886.36		-
3100 RQ005001005 Agustín Stahl			1430.01	Inspection Cost	-	377,621.47	377,621.47	377,621.47	51,806.26	-
				Permit Fees	-	5,354.00	5,354.00	5,354.00	5,354.00	-
			1475.00	Nondwelling Equipment	-	1,058.08	1,058.08	1,058.08		-
				Nondwelling Equipment, Computer Equipment	-	1,200.00	1,200.00	1,200.00		-
3100 Total					-	385,233.55	385,233.55	385,233.55	57,160.26	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3101	RQ005002005	Bella Vista	1408.00	Management Improvement	-	20,925.56	20,925.56	20,925.56	20,925.56	-
			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1450.00	Site Improvement	-	6,100.00	6,100.00	6,100.00		-
			1460.00	Dwelling Structure	-	2,012.55	2,012.55	2,012.55		-
3101 Total					-	29,363.11	29,363.11	29,363.11	21,250.56	-
3102	RQ005003018	Juana Matos I	1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1430.01	Consultant Fees	-	403.38	403.38	403.38		-
				Inspection Cost	-	42,055.87	42,055.87	42,055.87		-
			1460.00	Dwelling Structure	-	4,146.00	4,146.00	4,146.00		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-		-
			1495.01	Relocation Costs	-	257,588.10	112,501.20	112,501.20		-
3102 Total					-	304,518.35	159,431.45	159,431.45	325.00	-
3105	RQ005010020	Ext. Manuel A. Pérez	1408.00	Management Improvement	-	3,033.00	3,033.00	3,033.00		-
			1430.01	Architectural & Engineering Fees	-	18,984.80	18,984.80	18,984.80		-
				Consultant Fees	-	34,813.23	34,813.23	34,813.23	34,813.23	-
			1495.01	Relocation Costs	-	-	-	-		-
3105 Total					-	56,831.03	56,831.03	56,831.03	34,813.23	-
4001	RQ005008007	Columbus Landing	1475.00	Nondwelling Equipment, Computer Equipment	-	3,194.64	3,194.64	3,194.64		-
4001 Total					-	3,194.64	3,194.64	3,194.64		-
4003	RQ005008009	Franklin Delano Roosevelt	1408.00	Management Improvement	-	13,300.00	-	-		-
			1430.01	Inspection Cost	-	672,139.20	672,139.20	672,139.20		-
4003 Total					-	685,439.20	672,139.20	672,139.20		-
4004	RQ005008010	Sábalos Gardens	1430.01	Inspection Cost	-	8.82	8.82	8.82		-
			1495.01	Relocation Costs	-	3,681.83	3,681.83	3,681.83		-
4004 Total					-	3,690.65	3,690.65	3,690.65		-
4005	RQ005008010	Sábalos Gardens	1430.01	Inspection Cost	-	4,176.48	4,176.48	4,176.48		-
			1460.00	Dwelling Structure	-	59,000.00	59,000.00	59,000.00		-
			1499.00	Development Activities-Design-design	-	5,846.82	5,846.82	5,846.82		-
			9001.00	Debt Service Charge	-	68,625.99	68,625.99	68,625.99	68,625.99	-
4005 Total					-	137,649.29	137,649.29	137,649.29	68,625.99	-
4006	RQ005008012	Cuesta Las Piedras	1430.01	Inspection Cost	-	1,251.32	1,251.32	1,251.32		-
			1495.01	Relocation Costs	-	6,071.09	5,996.09	5,996.09	90.00	-
4006 Total					-	7,322.41	7,247.41	7,247.41	90.00	-
4008	RQ005008013	Yagüez	1408.00	Management Improvement	-	202.00	30.00	30.00		-
			1430.01	Architectural & Engineering Fees	-	9.00	9.00	9.00		-
			1495.01	Relocation Costs	-	18,883.00	18,883.00	18,883.00		-
4008 Total					-	19,094.00	18,922.00	18,922.00		-
4009	RQ005008014	Manuel Hernández Rosa (Car	1408.00	Management Improvement	-	26,806.05	26,806.05	26,806.05	26,806.05	-
4009 Total					-	26,806.05	26,806.05	26,806.05	26,806.05	-
4011	RQ005008016	Rafael Hernández	1408.00	Management Improvement	-	13,300.00	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
4011 RQ005008016 Rafael Hernández			1430.01	Architectural & Engineering Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	1,200.00	1,200.00	1,200.00		-
4011 Total					-	14,500.00	1,200.00	1,200.00		-
5002 RQ005003019 Juana Matos II			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-		-
5002 Total					-	325.00	325.00	325.00	325.00	-
5003 RQ005003003 Rafael Torrech			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	62.00	62.00	62.00		-
5003 Total					-	62.00	62.00	62.00		-
5004 RQ005004005 Raúl Castellón			1408.00	Management Improvement	-	18,968.79	18,968.79	18,968.79		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	12,750.00	12,750.00	12,750.00		-
5004 Total					-	31,718.79	31,718.79	31,718.79		-
5005 RQ005008017 Mar y Sol			1430.01	Architectural & Engineering Fees	-	1,576.56	1,576.56	1,576.56		-
				Inspection Cost	-	15,348.89	15,348.89	15,348.89		-
			1495.01	Relocation Costs	-	22,829.97	22,175.52	22,175.52		-
5005 Total					-	39,755.42	39,100.97	39,100.97		-
5007 RQ005010022 Jardines Sellés I			1430.01	Inspection Cost	-	31,288.35	31,288.35	31,288.35	30,450.00	-
			1460.00	Dwelling Structure	-	4,184.00	4,184.00	4,184.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	1,020.00	1,020.00	1,020.00		-
			1495.01	Relocation Costs	-	155,032.92	37,060.92	37,060.92		-
5007 Total					-	191,525.27	73,553.27	73,553.27	30,450.00	-
5008 RQ005003020 Juana Matos III			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	21,650.40	21,650.40	21,650.40		-
5008 Total					-	21,975.40	21,975.40	21,975.40	325.00	-
5009 RQ005005003 Sabana Abajo			1408.00	Management Improvement	-	28,818.04	28,818.04	28,818.04	28,233.04	-
			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	511.00	511.00	511.00		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-		-
5009 Total					-	29,654.04	29,654.04	29,654.04	28,558.04	-
5010 RQ005004006 Brisas del Turabo I			1408.00	Management Improvement	-	7,914.43	7,914.43	7,914.43		-
			1475.00	Nondwelling Equipment	-	3,701.00	3,701.00	3,701.00		-
			1495.01	Relocation Costs	-	11,650.00	11,650.00	11,650.00	2,221.50	-
5010 Total					-	23,265.43	23,265.43	23,265.43	2,221.50	-
5011 RQ005010023 Jardines del Paraíso			1408.00	Management Improvement	-	1,700.00	1,700.00	1,700.00		-
			1410.00	Legal Expense	-	37,274.50	16,934.50	16,934.50	14,253.50	-
			1430.01	Architectural & Engineering Fees	-	93,500.00	93,500.00	93,500.00	93,500.00	-
				Inspection Cost	-	75,988.79	75,988.79	75,988.79		-
			1440.00	Property Purchase	-	53,800.00	53,800.00	53,800.00		-
			1450.00	Site Improvement	-	-	-	-		-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5011 RQ005010023 Jardines del Paraíso			1460.00	Dwelling Structure	-	1,018.97	1,018.97	1,018.97		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	59,819.53	59,819.53	59,819.53		-
			1470.00	Nondwelling Structures	-	324,574.24	324,574.24	324,574.24		-
			1495.01	Relocation Costs	-	27,646.19	5,728.19	5,728.19	5,728.05	-
5011 Total					-	675,322.22	633,064.22	633,064.22	113,481.55	-
5012 RQ005008018 Sábalos Nuevos (Ext. Sábalo			1410.00	Legal Expense	-	30,000.00	3,500.00	3,500.00	3,500.00	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	64,202.88	64,202.88	64,202.88	64,202.88	-
			1450.00	Site Improvement	-	18,091.70	18,091.70	18,091.70	18,091.70	-
			1460.00	Dwelling Structure	-	7,610.00	7,610.00	7,610.00	7,610.00	-
			1470.00	Nondwelling Structures	-	224.00	224.00	224.00	224.00	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	22,663.90	22,663.90	22,663.90		-
			9001.00	Debt Service Charge	-	1,878,499.05	1,878,499.05	1,878,499.05	1,878,499.05	-
5012 Total					-	2,021,291.53	1,994,791.53	1,994,791.53	1,972,127.63	-
5013 RQ005010024 Jardines de Country Club			1450.00	Site Improvement	-	18,000.00	18,000.00	18,000.00		-
			1460.00	Dwelling Structure	-	4,528.15	4,528.15	4,528.15		-
5013 Total					-	22,528.15	22,528.15	22,528.15		-
5014 RQ005001006 Juan García Ducos			1475.00	Nondwelling Equipment, Computer Equipment	-	1,200.00	1,200.00	1,200.00		-
5014 Total					-	1,200.00	1,200.00	1,200.00		-
5015 RQ005010025 Las Gladiolas I			1408.00	Management Improvement	-	25,832.80	25,832.80	25,832.80		-
			1430.01	Architectural & Engineering Fees	-	48,629.30	48,629.30	48,629.30	48,629.30	-
				Consultant Fees	-	13,338.00	13,338.00	13,338.00	13,338.00	-
			1450.00	Site Improvement	-	780.00	780.00	780.00		-
			1460.00	Dwelling Structure	-	135,331.01	135,331.01	135,331.01	120,000.00	-
			1475.00	Nondwelling Equipment	-	1,925.00	1,925.00	1,925.00		-
			1495.01	Relocation Costs	-	1,119,820.25	1,118,085.34	1,118,085.34	985,992.16	-
5015 Total					-	1,345,656.36	1,343,921.45	1,343,921.45	1,167,959.46	-
5016 RQ005010026 Alejandrino			1460.00	Dwelling Structure	-	6,430.56	6,430.56	6,430.56		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	280.00	280.00	280.00		-
5016 Total					-	6,710.56	6,710.56	6,710.56		-
5017 RQ005010027 San Martín			1410.00	Sundry	-	25,732.79	25,732.79	25,732.79	25,732.79	-
			1430.01	Architectural & Engineering Fees	-	7,961.18	7,961.18	7,961.18		-
				Consultant Fees	-	18,078.92	18,078.92	18,078.92		-
				Inspection Cost	-	44,831.86	44,831.86	44,831.86	44,831.91	-
			1450.00	Site Improvement	-	195,038.65	195,038.65	195,038.65	177,038.65	-
			1460.00	Dwelling Structure	-	1,196,544.95	1,196,544.95	1,196,544.95	1,192,491.02	-
			1470.00	Nondwelling Structures	-	132,900.12	132,900.12	132,900.12	132,900.10	-
			1495.01	Relocation Costs	-	118,026.39	92,133.84	92,133.84	63,528.41	-
5017 Total					-	1,739,114.86	1,713,222.31	1,713,222.31	1,636,522.88	-
5019 RQ005004007 Brisas del Turabo II			1408.00	Management Improvement	-	18,829.82	18,829.82	18,829.82		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5019	RQ005004007	Brisás del Turabo II	1475.00	Nondwelling Equipment	-	2,794.03	2,794.03	2,794.03		-
			1495.01	Relocation Costs	-	22,900.00	22,900.00	22,900.00		-
5019 Total					-	44,523.85	44,523.85	44,523.85		-
5020	RQ005007003	Pedro J. Palou	1408.00	Management Improvement	-	16,108.05	16,108.05	16,108.05	16,108.05	-
			1460.00	Dwelling Structure	-	9,318.86	9,318.86	9,318.86	5,117.56	-
			1495.01	Relocation Costs	-	2,052.89	-	-		-
5020 Total					-	27,479.80	25,426.91	25,426.91	21,225.61	-
5021	RQ005005020	Puerto Real	1430.01	Consultant Fees	-	3,595.16	3,595.16	3,595.16		-
				Inspection Cost	-	4,029.66	4,029.66	4,029.66		-
			1460.00	Dwelling Structure	-	28,444.95	28,444.95	28,444.95		-
			1495.01	Relocation Costs	-	6,214.92	0.01	0.01		-
5021 Total					-	42,284.69	36,069.78	36,069.78		-
5022	RQ005009022	La Ceiba	1408.00	Management Improvement	-	240.91	240.91	240.91		-
			1410.00	Nontechnical Salaries	-	106.36	-	-		-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	7,065.87	7,065.87	7,065.87	7,065.87	-
			1450.00	Site Improvement	-	25,395.60	25,395.60	25,395.60		-
			1460.00	Dwelling Structure	-	260,269.76	260,269.76	260,269.76	260,269.76	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	3,770.92	3,770.92	3,770.92		-
			1495.01	Relocation Costs	-	5,416.66	5,416.66	5,416.66		-
			9001.00	Debt Service Charge	-	1,971,969.90	1,971,969.90	1,971,969.90	1,971,969.90	-
5022 Total					-	2,274,235.98	2,274,129.62	2,274,129.62	2,239,305.53	-
5023	RQ005010028	San Fernando	1410.00	Work - MH Contribution	-	76,423.10	76,423.10	76,423.10	20,270.60	-
			1430.01	Consultant Fees	-	267,430.05	267,430.05	267,430.05	267,430.05	-
				Inspection Cost	-	7,598.20	7,598.20	7,598.20	7,598.20	-
			1450.00	Site Improvement	-	4,541.00	4,541.00	4,541.00	4,541.00	-
			1460.00	Dwelling Structure	-	2,707.72	2,707.72	2,707.72	2,128.35	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	35.00	35.00	35.00		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	30,028.60	30,028.60	30,028.60		-
			9001.00	Debt Service Charge	-	2,162,677.29	2,162,677.29	2,162,677.29	2,162,677.29	-
5023 Total					-	2,551,440.96	2,551,440.96	2,551,440.96	2,464,645.49	-
5024	RQ005001007	Bernardino Villanueva	1408.00	Management Improvement	-	72,262.27	45,355.67	45,355.67	45,355.67	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	1,200.00	1,200.00	1,200.00		-
5024 Total					-	73,462.27	46,555.67	46,555.67	45,355.67	-
5025	RQ005003021	Las Palmas	1408.00	Management Improvement	-	22,548.66	22,548.66	22,548.66	22,548.66	-
5025 Total					-	22,548.66	22,548.66	22,548.66	22,548.66	-
5026	RQ005010029	Los Lirios	1430.01	Inspection Cost	-	212,506.91	212,506.91	212,506.91	72,032.67	-
5026 Total					-	212,506.91	212,506.91	212,506.91	72,032.67	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5027	RQ005006005	Jardines de Montellano	1408.00	Management Improvement	-	68,251.37	68,251.37	68,251.37	39,316.04	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
				Permit Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	13,200.00	13,200.00	13,200.00		-
			1475.00	Nondwelling Equipment	-	1,139.00	1,139.00	1,139.00		-
				Nondwelling Equipment, Computer Equipment	-	11,620.00	11,620.00	11,620.00		-
			1495.01	Relocation Costs	-	17,182.51	17,182.51	17,182.51		-
			9001.00	Debt Service Charge	-	28,827.70	28,827.70	28,827.70	28,827.70	-
5027 Total					-	140,220.58	140,220.58	140,220.58	68,143.74	-
5028	RQ005009035	Santa Catalina	1408.00	Management Improvement	-	3,447.12	-	-		-
			1430.01	Inspection Cost	-	266,970.02	266,970.02	266,970.02	60,491.70	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	149.00	149.00	149.00		-
5028 Total					-	270,566.14	267,119.02	267,119.02	60,491.70	-
5031	RQ005010030	Jardines de Campo Rico	1408.00	Management Improvement	-	31,866.00	31,866.00	31,866.00		-
			1430.01	Consultant Fees	-	152,734.95	152,734.95	152,734.95	152,734.95	-
				Inspection Cost	-	23,067.86	23,067.86	23,067.86	23,067.86	-
			1450.00	Site Improvement	-	18,000.00	18,000.00	18,000.00		-
			1460.00	Dwelling Structure	-	17,422.02	17,422.02	17,422.02	7,701.61	-
			1470.00	Nondwelling Structures	-	3,642.50	3,642.50	3,642.50	3,642.50	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-		-
				Nondwelling Equipment, Office Furniture & Equipm	-	1,093.94	1,093.94	1,093.94		-
			1495.01	Relocation Costs	-	17,733.18	7,486.50	7,486.50		-
			9001.00	Debt Service Charge	-	1,359,293.19	1,359,293.19	1,359,293.19	1,359,293.19	-
5031 Total					-	1,624,853.64	1,614,606.96	1,614,606.96	1,546,440.11	-
5033	RQ005010031	El Trébol	1460.00	Dwelling Structure	-	1,282.10	1,282.10	1,282.10		-
5033 Total					-	1,282.10	1,282.10	1,282.10		-
5034	RQ005010032	Alturas de Cupey	1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	10,458.97	10,458.97	10,458.97	7,798.97	-
				Inspection Cost	-	299,271.99	299,271.99	299,271.99		-
			1450.00	Site Improvement	-	48,226.71	48,226.71	48,226.71		-
			1460.00	Dwelling Structure	-	5,176.88	5,176.88	5,176.88		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	0.10	0.10	0.10		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	7,119.00	7,119.00	7,119.00		-
5034 Total					-	370,253.65	370,253.65	370,253.65	7,798.97	-
5035	RQ005010033	Villa Esperanza	1410.00	Sundry	-	1,350.00	-	-		-
			1430.01	Consultant Fees	-	6,210.00	6,210.00	6,210.00		-
				Inspection Cost	-	9,053.86	9,053.86	9,053.86		-
			1450.00	Site Improvement	-	352,530.79	352,530.79	352,530.79	352,530.79	-
			1460.00	Dwelling Structure	-	176,259.97	176,259.97	176,259.97	175,023.69	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5035 RQ005010033 Villa Esperanza			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	202.25	202.25	202.25		-
			1470.00	Nondwelling Structures	-	15,123.84	15,123.84	15,123.84	15,123.84	-
5035 Total			1495.01	Relocation Costs	-	175,151.96	128,691.96	128,691.96	754.79	-
5037 RQ005003022 Jardines de Cataño			1410.00	Legal Expense	-	735,882.67	688,072.67	688,072.67	543,433.11	-
			1430.01	Consultant Fees	-	25,975.00	20,000.00	20,000.00	5,906.25	-
				Inspection Cost	-	-	-	-		-
				Permit Fees	-	21,253.62	21,253.62	21,253.62	15,460.57	-
			1450.00	Site Improvement	-	294.00	294.00	294.00		-
			1460.00	Dwelling Structure	-	39,397.73	39,397.73	39,397.73	39,397.73	-
			1470.00	Nondwelling Structures	-	6,171.67	6,171.67	6,171.67	6,171.67	-
			1495.01	Relocation Costs	-	-	-	-		-
			9001.00	Debt Service Charge	-	36,108.14	35,558.14	35,558.14	4,151.35	-
5037 Total					-	1,041,262.80	1,041,262.80	1,041,262.80	1,041,262.80	-
5038 RQ005010034 Las Margaritas III			1430.01	Consultant Fees	-	1,170,462.96	1,163,937.96	1,163,937.96	1,112,350.37	-
				Inspection Cost	-	7,174.65	7,174.65	7,174.65		-
			1450.00	Site Improvement	-	6,507.58	6,507.58	6,507.58		-
			1460.00	Dwelling Structure	-	3,794.73	3,794.73	3,794.73	1,994.73	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	3,706.78	3,706.78	3,706.78	3,706.77	-
5038 Total					-	2,475.00	2,475.00	2,475.00		-
5039 RQ005010036 Jard. de Monte Hatillo			1410.00	Legal Expense	-	23,658.74	23,658.74	23,658.74	5,701.50	-
			1450.00	Site Improvement	-	74,700.00	74,700.00	74,700.00	71,900.00	-
			1460.00	Dwelling Structure	-	69,021.56	69,021.56	69,021.56		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	10,812.15	10,812.15	10,812.15		-
5039 Total					-	39.60	39.60	39.60		-
5040 RQ005010037 Jardines Sellés II			1430.01	Consultant Fees	-	154,573.31	154,573.31	154,573.31	71,900.00	-
				Inspection Cost	-	54,605.05	54,605.05	54,605.05	54,605.05	-
			1460.00	Dwelling Structure	-	557.60	557.60	557.60		-
			1495.01	Relocation Costs	-	-	-	-	-	-
5040 Total					-	30,192.50	30,192.50	30,192.50		-
5044 RQ005005017 Jardines de Ceiba			1460.00	Dwelling Structure	-	85,355.15	85,355.15	85,355.15	54,605.05	-
5044 Total					-	1,039.62	1,039.62	1,039.62		-
5048 RQ005006018 Carioca			1408.00	Management Improvement	-	1,039.62	1,039.62	1,039.62		-
			1430.01	Consultant Fees	-	30,107.13	30,107.13	30,107.13		-
			1440.00	Property Purchase	-	-	-	-		-
			1450.00	Site Improvement	-	44,200.00	44,200.00	44,200.00		-
			1460.00	Dwelling Structure	-	74,231.36	74,231.36	74,231.36	74,231.36	-
			1475.00	Nondwelling Equipment	-	16,747.66	16,747.66	16,747.66	16,747.66	-
			1495.01	Relocation Costs	-	3,202.00	3,202.00	3,202.00		-
			9001.00	Debt Service Charge	-	23,348.39	23,348.39	23,348.39	1,474.73	-
					-	1,242,254.13	1,242,254.13	1,242,254.13	1,242,254.13	-

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						Original	Revised	Funds Obligated	Funds Expended	
5048 Total					-	1,434,090.67	1,434,090.67	1,434,090.67	1,334,707.88	-
5052	RQ005003004	Magnolia Gardens	1408.00	Management Improvement	-	21,578.03	21,578.03	21,578.03	21,578.03	-
			1495.01	Relocation Costs	-	563.33	563.33	563.33		-
5052 Total					-	22,141.36	22,141.36	22,141.36	21,578.03	-
5053	RQ005008019	Ramírez de Arellano	1430.01	Consultant Fees	-	5,750.00	5,750.00	5,750.00	5,750.00	-
				Inspection Cost	-	111,955.32	111,955.32	111,955.32		-
			1460.00	Dwelling Structure	-	636,004.22	636,004.22	636,004.22		-
5053 Total					-	753,709.54	753,709.54	753,709.54	5,750.00	-
5054	RQ005008020	Monte Isleño	1430.01	Inspection Cost	-	16,250.00	16,250.00	16,250.00		-
			1460.00	Dwelling Structure	-	50,753.63	50,753.63	50,753.63	13,788.91	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	800.00	800.00	800.00		-
5054 Total					-	67,803.63	67,803.63	67,803.63	13,788.91	-
5056	RQ005003026	Los Alamos	1430.01	Architectural & Engineering Fees	-	8,160.55	8,160.55	8,160.55		-
				Inspection Cost	-	400,962.25	400,962.25	400,962.25		-
			1495.01	Relocation Costs	-	-	-	-		-
5056 Total					-	409,122.80	409,122.80	409,122.80		-
5057	RQ005005004	Los Mirtos	1408.00	Management Improvement	-	668.00	-	-		-
			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
				Work - MH Contribution	-	147,746.79	147,746.79	147,746.79	147,746.79	-
			1430.01	Architectural & Engineering Fees	-	368.59	368.59	368.59	368.59	-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	52,987.75	52,987.75	52,987.75	52,987.75	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	74,724.58	74,724.58	74,724.58	74,724.58	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	3,367.00	3,367.00	3,367.00		-
			1495.01	Relocation Costs	-	-	-	-		-
			9001.00	Debt Service Charge	-	1,640,095.26	1,640,095.26	1,640,095.26	1,640,095.26	-
5057 Total					-	1,920,282.97	1,919,614.97	1,919,614.97	1,916,247.97	-
5064	RQ005004016	Colinas de Magnolia	1408.00	Management Improvement	-	21,075.33	21,075.33	21,075.33	11,511.67	-
			1410.00	Legal Expense	-	22,987.67	12,987.67	12,987.67	7,023.55	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	31,472.54	31,472.54	31,472.54	10,000.00	-
			1450.00	Site Improvement	-	117,728.21	117,728.21	117,728.21	117,728.21	-
			1460.00	Dwelling Structure	-	72,683.32	72,683.32	72,683.32	72,683.32	-
			1470.00	Nondwelling Structures	-	124,440.48	124,440.48	124,440.48	123,612.48	-
			1475.00	Nondwelling Equipment	-	2,326.00	2,326.00	2,326.00		-
			9001.00	Debt Service Charge	-	1,000,315.10	1,000,315.10	1,000,315.10	1,000,315.10	-
5064 Total					-	1,393,028.65	1,383,028.65	1,383,028.65	1,342,874.33	-
5066	RQ005004009	Turabo Heights	1408.00	Management Improvement	-	7,923.07	7,923.07	7,923.07		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5066 RQ005004009 Turabo Heights			1430.01	Consultant Fees	-	2,975.00	2,975.00	2,975.00	2,975.00	-
				Inspection Cost	-	33,033.06	33,033.06	33,033.06	33,033.06	-
			1450.00	Site Improvement	-	48,441.33	48,441.33	48,441.33	48,441.33	-
			1460.00	Dwelling Structure	-	8,984.00	8,984.00	8,984.00		-
			1470.00	Nondwelling Structures	-	8,103.21	8,103.21	8,103.21	8,103.21	-
			1475.00	Nondwelling Equipment	-	5.50	5.50	5.50		-
			1495.01	Relocation Costs	-	17,053.58	17,053.58	17,053.58	7,715.50	-
			9001.00	Debt Service Charge	-	1,421,591.35	1,421,591.35	1,421,591.35	1,421,591.35	-
5066 Total					-	1,548,110.10	1,548,110.10	1,548,110.10	1,521,859.45	-
5067 RQ005009035 Ext. Santa Catalina			1408.00	Management Improvement	-	244.86	244.86	244.86		-
			1410.00	Nontechnical Salaries	-	100.00	-	-		-
			1430.01	Architectural & Engineering Fees	-	356.00	356.00	356.00		-
				Consultant Fees	-	101,710.35	101,710.35	101,710.35	96,793.24	-
				Inspection Cost	-	3,725.84	3,725.84	3,725.84		-
			1450.00	Site Improvement	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	246.00	246.00	246.00		-
			1495.01	Relocation Costs	-	3,340.00	3,340.00	3,340.00		-
			9001.00	Debt Service Charge	-	170,095.27	170,095.27	170,095.27	170,095.27	-
5067 Total					-	279,818.32	279,718.32	279,718.32	266,888.51	-
5068 RQ005010038 Las Amapolas			1460.00	Dwelling Structure	-	2,931.74	2,931.74	2,931.74		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	1,295.29	1,295.29	1,295.29		-
			1495.01	Relocation Costs	-	25,180.00	9,440.00	9,440.00	8,770.00	-
			1499.00	Development Activities-Design-design	-	29,160.04	29,160.04	29,160.04		-
			9001.00	Debt Service Charge	-	4,029.55	4,029.55	4,029.55	4,029.55	-
5068 Total					-	62,596.62	46,856.62	46,856.62	12,799.55	-
5069 RQ005010039 Los Laureles			1430.01	Inspection Cost	-	1,300.00	1,300.00	1,300.00		-
			1460.00	Dwelling Structure	-	36,840.35	36,840.35	36,840.35		-
			1495.01	Relocation Costs	-	36,800.00	36,800.00	36,800.00	28,542.96	-
5069 Total					-	74,940.35	74,940.35	74,940.35	28,542.96	-
5070 RQ005010040 Leopoldo Figueroa			1450.00	Site Improvement	-	5,512.50	5,512.50	5,512.50		-
			1460.00	Dwelling Structure	-	3,952.85	3,952.85	3,952.85		-
5070 Total					-	9,465.35	9,465.35	9,465.35		-
5075 RQ005005005 Lagos de Blasina			1410.00	Work - MH Contribution	-	124,745.65	124,745.65	124,745.65	124,745.65	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	9,406.98	9,406.98	9,406.98	9,406.98	-
			1470.00	Nondwelling Structures	-	1,475.90	1,475.90	1,475.90	1,475.90	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
			1495.01	Relocation Costs	-	68,795.13	68,795.13	68,795.13	3,741.72	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5075	RQ005005005	Lagos de Blasina	9001.00	Debt Service Charge	-	1,306,401.63	1,306,401.63	1,306,401.63	1,306,401.63	-
5075 Total					-	1,306,401.63	1,306,401.63	1,306,401.63	1,306,401.63	-
5076	RQ005005006	Cataño Gardens	1410.00	Work - MH Contribution	-	1,510,825.29	1,510,825.29	1,510,825.29	1,445,771.88	-
			1430.01	Consultant Fees	-	68,254.30	68,254.30	68,254.30	68,254.30	-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	18,174.96	18,174.96	18,174.96	18,174.96	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	26,522.03	26,522.03	26,522.03	26,522.03	-
			1495.01	Relocation Costs	-	511.00	511.00	511.00		-
			9001.00	Debt Service Charge	-	22,840.43	836.43	836.43	836.43	-
5076 Total					-	1,167,229.25	1,167,229.25	1,167,229.25	1,167,229.25	-
5077	RQ005010042	La Rosa	1430.01	Architectural & Engineering Fees	-	1,303,531.97	1,281,527.97	1,281,527.97	1,281,016.97	-
				Inspection Cost	-	219.80	219.80	219.80		-
			1460.00	Dwelling Structure	-	12,960.00	12,960.00	12,960.00		-
			1495.01	Relocation Costs	-	0.08	0.08	0.08		-
5077 Total					-	59,052.49	-	-		-
5080	RQ005010043	Jardines de Cupey	1408.00	Management Improvement	-	72,232.37	13,179.88	13,179.88		-
			1430.01	Consultant Fees	-	5,570.80	-	-		-
				Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	52,739.75	52,739.75	52,739.75	52,739.75	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	2,761.66	2,761.66	2,761.66	2,353.99	-
			1495.01	Relocation Costs	-	1,764.00	1,764.00	1,764.00		-
			9001.00	Debt Service Charge	-	500.00	500.00	500.00	500.00	-
5080 Total					-	2,280,988.83	2,280,988.83	2,280,988.83	2,280,988.83	-
5082	RQ005005008	Alturas de Country Club	1430.01	Architectural & Engineering Fees	-	2,344,325.04	2,338,754.24	2,338,754.24	2,336,582.57	-
				Consultant Fees	-	201.32	201.32	201.32		-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	6,405.42	6,405.42	6,405.42	6,405.28	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	19,189.93	19,189.93	19,189.93	19,189.93	-
			1495.01	Relocation Costs	-	154.00	154.00	154.00		-
			9001.00	Debt Service Charge	-	19,133.17	19,133.17	19,133.17		-
5082 Total					-	513,387.57	513,387.57	513,387.57	513,387.57	-
5088	RQ005009023	Lirios del Sur	1408.00	Management Improvement	-	558,471.41	558,471.41	558,471.41	538,982.78	-
				Security	-	49,333.09	49,333.09	49,333.09		-
			1410.00	Legal Expense	-	167.80	167.80	167.80		-
				Sundry	-	21,597.50	21,597.50	21,597.50	17,637.40	-
			1430.01	Architectural & Engineering Fees	-	1,747.20	1,747.20	1,747.20	1,747.20	-
				Consultant Fees	-	104,503.67	104,503.67	104,503.67	104,502.85	-
				Inspection Cost	-	44,800.74	44,800.74	44,800.74	22,383.92	-
			1450.00	Site Improvement	-	78,032.68	78,032.68	78,032.68	64,804.50	-
					-	74,665.71	74,665.71	74,665.71	74,185.71	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5088 RQ005009023 Lirios del Sur			1460.00	Dwelling Structure	-	73,551.85	73,551.85	73,551.85	73,379.65	-
			1470.00	Nondwelling Structures	-	2,055.43	2,055.43	2,055.43	2,055.43	-
			1475.00	Nondwelling Equipment	-	2,714.48	2,714.48	2,714.48		-
			1495.01	Relocation Costs	-	154,534.44	125,628.44	125,628.44	66,968.44	-
5088 Total					-	607,704.59	578,798.59	578,798.59	427,665.10	-
5089 RQ005009024 Perla del Caribe			1408.00	Management Improvement	-	19,319.00	19,319.00	19,319.00		-
			1430.01	Inspection Cost	-	11,775.00	11,775.00	11,775.00		-
			1450.00	Site Improvement	-	(16,431.08)	(16,431.08)	(16,431.08)		-
5089 Total					-	14,662.92	14,662.92	14,662.92		-
5090 RQ005004019 Jardines de Judely			1408.00	Management Improvement	-	6,686.74	6,686.74	6,686.74		-
			1430.01	Inspection Cost	-	3,691.36	3,691.36	3,691.36		-
			1450.00	Site Improvement	-	2,086.95	2,086.95	2,086.95	2,086.95	-
			1460.00	Dwelling Structure	-	4,717.14	4,717.14	4,717.14	4,717.14	-
			1475.00	Nondwelling Equipment	-	709.00	709.00	709.00		-
			9001.00	Debt Service Charge	-	280,011.83	280,011.83	280,011.83	280,011.83	-
5090 Total					-	297,903.02	297,903.02	297,903.02	286,815.92	-
5092 RQ005004020 La Lorenzana			1408.00	Management Improvement	-	12,877.42	12,877.42	12,877.42		-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	1,753.00	1,753.00	1,753.00		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	73,191.50	73,191.50	73,191.50	73,191.50	-
			1470.00	Nondwelling Structures	-	6,366.15	6,366.15	6,366.15	6,366.15	-
			1475.00	Nondwelling Equipment	-	7,207.00	7,207.00	7,207.00	2,306.00	-
			1495.01	Relocation Costs	-	77,030.43	77,030.43	77,030.43	12,801.59	-
			9001.00	Debt Service Charge	-	745,700.04	745,700.04	745,700.04	745,700.04	-
5092 Total					-	924,125.54	924,125.54	924,125.54	840,365.28	-
5093 RQ005003006 Brisas de Bayamón			1430.01	Architectural & Engineering Fees	-	0.31	0.31	0.31		-
				Consultant Fees	-	46,392.88	46,392.88	46,392.88	46,392.88	-
			1450.00	Site Improvement	-	48,614.17	48,614.17	48,614.17	48,614.17	-
			1460.00	Dwelling Structure	-	36,779.28	36,779.28	36,779.28	36,779.28	-
			1470.00	Nondwelling Structures	-	14,116.22	14,116.22	14,116.22	14,116.22	-
			1495.01	Relocation Costs	-	19,840.29	12,672.29	12,672.29	5,790.00	-
5093 Total					-	165,743.15	158,575.15	158,575.15	151,692.55	-
5094 RQ005003007 Las Gardenias			1460.00	Dwelling Structure	-	6,287.40	6,287.40	6,287.40		-
			1495.01	Relocation Costs	-	2,737.50	-	-		-
5094 Total					-	9,024.90	6,287.40	6,287.40		-
5095 RQ005 Las Terrazas			1430.01	Consultant Fees	-	-	-	-		-
			1450.00	Site Improvement	-	28,175.65	28,175.65	28,175.65	25,358.04	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1499.00	Development Activities	-	142,632.41	142,632.41	142,632.41	142,632.41	-

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number

Capital Fund Program Grant No: RQ46P005-501-06

Replacement Housing Factor Grant No:

Federal FY of Grant: CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5095 Total					-	170,808.06	170,808.06	170,808.06	167,990.45	-
5096 RQ005003008 La Alhambra			1430.01	Inspection Cost	-	138,538.20	138,538.20	138,538.20	67,537.34	-
				Permit Fees	-	8,160.00	8,160.00	8,160.00	8,160.00	-
			1460.00	Dwelling Structure	-	-	-	-		-
5096 Total					-	146,698.20	146,698.20	146,698.20	75,697.34	-
5098 RQ005002016 Hatillo del Mar (Oscar Colón I			1475.00	Nondwelling Equipment, Computer Equipment	-	1,200.00	1,200.00	1,200.00		-
5098 Total					-	1,200.00	1,200.00	1,200.00		-
5099 RQ005010045 El Prado			1408.00	Management Improvement	-	1,700.00	1,700.00	1,700.00		-
			1410.00	Legal Expense	-	15,750.00	-	-		-
			1430.01	Inspection Cost	-	425.00	425.00	425.00		-
			1460.00	Dwelling Structure	-	4,551.37	4,551.37	4,551.37		-
			1470.00	Nondwelling Structures	-	0.24	0.24	0.24		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	14,478.97	14,478.97	14,478.97		-
			1495.01	Relocation Costs	-	32,525.00	-	-		-
5099 Total					-	69,430.58	21,155.58	21,155.58		-
5100 RQ005001013 Alturas de Isabela			1450.00	Site Improvement	-	6,969.00	6,969.00	6,969.00		-
			1460.00	Dwelling Structure	-	4,139.34	4,139.34	4,139.34		-
5100 Total					-	11,108.34	11,108.34	11,108.34		-
5101 RQ005005009 La Esmeralda			1410.00	Work - MH Contribution	-	76,680.30	76,680.30	76,680.30	76,680.30	-
			1430.01	Architectural & Engineering Fees	-	41,733.13	41,733.13	41,733.13	41,733.13	-
				Consultant Fees	-	33,526.24	33,526.24	33,526.24	33,526.24	-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	140.00	140.00	140.00		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	15,824.61	1,439.61	1,439.61	1,439.60	-
			9001.00	Debt Service Charge	-	534,894.43	534,894.43	534,894.43	534,894.43	-
5101 Total					-	702,798.71	688,413.71	688,413.71	688,273.70	-
5102 RQ005005010 El Coral			1410.00	Work - MH Contribution	-	34,821.91	34,821.91	34,821.91	34,821.91	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	17,673.95	17,673.95	17,673.95	17,673.95	-
			1460.00	Dwelling Structure	-	158,177.84	158,177.84	158,177.84	158,177.84	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	13,769.00	13,769.00	13,769.00		-
			1495.01	Relocation Costs	-	25,631.13	25,631.13	25,631.13		-
			9001.00	Debt Service Charge	-	690,490.72	690,490.72	690,490.72	690,490.72	-
5102 Total					-	940,564.55	940,564.55	940,564.55	901,164.42	-
5103 RQ005005011 Torres de Sabana			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1430.01	Inspection Cost	-	4,091.12	4,091.12	4,091.12		-
			1460.00	Dwelling Structure	-	78,152.33	78,152.33	78,152.33	78,152.33	-

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Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5103 RQ005005011 Torres de Sabana			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	392.00	392.00	392.00		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-		-
5103 Total					-	82,960.45	82,960.45	82,960.45	78,477.33	-
5104 RQ005002018 Los Murales			1430.01	Inspection Cost	-	3,000.00	3,000.00	3,000.00	3,000.00	-
			1460.00	Dwelling Structure	-	29,380.00	29,380.00	29,380.00	29,380.00	-
5104 Total					-	32,380.00	32,380.00	32,380.00	32,380.00	-
5105 RQ005002029 Las Violetas			1408.00	Management Improvement	-	23,195.98	23,195.98	23,195.98		-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	3,039.18	3,039.18	3,039.18	3,039.18	-
			1450.00	Site Improvement	-	3,941.78	3,941.78	3,941.78	3,941.78	-
			1460.00	Dwelling Structure	-	5,948.55	5,948.55	5,948.55	5,948.55	-
			1475.00	Nondwelling Equipment	-	2,143.00	2,143.00	2,143.00		-
			1495.01	Relocation Costs	-	61,327.17	-	-		-
			9001.00	Debt Service Charge	-	680,159.84	680,159.84	680,159.84	680,159.84	-
5105 Total					-	779,755.50	718,428.33	718,428.33	693,089.35	-
5106 RQ005005028 Los Cedros			1430.01	Consultant Fees	-	6,012.38	6,012.38	6,012.38		-
				Inspection Cost	-	349,745.76	349,745.76	349,745.76		-
				Permit Fees	-	22,680.00	22,680.00	22,680.00		-
			1495.01	Relocation Costs	-	277,286.52	277,286.52	277,286.52		-
5106 Total					-	655,724.66	655,724.66	655,724.66		-
5107 RQ005009034 Jesús M. Lago			1430.01	Architectural & Engineering Fees	-	44,888.64	44,888.64	44,888.64		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	96,742.60	96,742.60	96,742.60	54,709.00	-
			1460.00	Dwelling Structure	-	30,988.91	30,988.91	30,988.91		-
			1495.01	Relocation Costs	-	21,000.00	21,000.00	21,000.00	20,125.00	-
5107 Total					-	193,620.15	193,620.15	193,620.15	74,834.00	-
5108 RQ005009025 Ext. Dr. Pila II			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	76.24	76.24	76.24		-
5108 Total					-	401.24	401.24	401.24	325.00	-
5114 RQ005005029 Covadonga			1408.00	Management Improvement	-	40,531.83	40,531.83	40,531.83	40,531.83	-
			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1430.01	Consultant Fees	-	20,500.00	20,500.00	20,500.00		-
				Inspection Cost	-	22,127.70	22,127.70	22,127.70		-
			1460.00	Dwelling Structure	-	441.93	441.93	441.93		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-		-
5114 Total					-	83,926.46	83,926.46	83,926.46	40,856.83	-
5119 RQ005002012 Dos Rios			1460.00	Dwelling Structure	-	2,006.40	2,006.40	2,006.40		-
5119 Total					-	2,006.40	2,006.40	2,006.40		-
5121 RQ005002019 Villa Evangelina II			1460.00	Dwelling Structure	-	1,227.00	1,227.00	1,227.00		-
5121 Total					-	1,227.00	1,227.00	1,227.00		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5125 RQ005001014 Jardines del Noroeste			1450.00	Site Improvement	-	44,792.00	44,792.00	44,792.00		-
			1460.00	Dwelling Structure	-	32,000.00	32,000.00	32,000.00		-
5125 Total					-	76,792.00	76,792.00	76,792.00		-
5126 RQ005007005 Villa Navarro			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	0.35	0.35	0.35		-
			1460.00	Dwelling Structure	-	5,296.95	5,296.95	5,296.95	1,892.61	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	800.00	800.00	800.00		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	16,307.44	-	-		-
5126 Total					-	22,404.74	6,097.30	6,097.30	1,892.61	-
5127 RQ005002006 La Meseta			1430.01	Consultant Fees	-	315,311.20	315,311.20	315,311.20	315,311.20	-
				Inspection Cost	-	35,206.62	35,206.62	35,206.62	35,206.62	-
			1450.00	Site Improvement	-	378,436.68	378,436.68	378,436.68	378,436.68	-
			1460.00	Dwelling Structure	-	31,651.41	31,651.41	31,651.41	31,651.41	-
			1470.00	Nondwelling Structures	-	5,385.40	5,385.40	5,385.40	5,385.40	-
			1495.01	Relocation Costs	-	100,689.51	100,689.51	100,689.51	24,468.87	-
5127 Total					-	866,680.82	866,680.82	866,680.82	790,460.18	-
5130 RQ005002023 Guarionex			1430.01	Inspection Cost	-	3,292.00	3,292.00	3,292.00		-
				Permit Fees	-	2,935.00	2,935.00	2,935.00		-
			1485.00	Demolition Costs	-	121,329.91	121,329.91	121,329.91		-
			1495.01	Relocation Costs	-	79,983.75	79,983.75	79,983.75		-
5130 Total					-	207,540.66	207,540.66	207,540.66		-
5131 RQ005007004 Jardines de Oriente			1408.00	Management Improvement	-	-	-	-		-
			1410.00	Legal Expense	-	32,500.00	-	-		-
			1430.01	Consultant Fees	-	122,187.96	122,187.96	122,187.96	122,187.96	-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	2,306.00	2,306.00	2,306.00	2,306.00	-
			1495.01	Relocation Costs	-	154,236.61	154,074.61	154,074.61	46,616.61	-
			9001.00	Debt Service Charge	-	1,183.50	1,183.50	1,183.50	1,183.50	-
5131 Total					-	312,414.07	279,752.07	279,752.07	172,294.07	-
5132 RQ005005022 Yuquiyú I			1430.01	Consultant Fees	-	470.52	470.52	470.52		-
				Inspection Cost	-	15,529.91	15,529.91	15,529.91		-
			1460.00	Dwelling Structure	-	487.76	487.76	487.76		-
			1495.01	Relocation Costs	-	42,768.20	-	-		-
5132 Total					-	59,256.39	16,488.19	16,488.19		-
5133 RQ005007007 Villas del Río			1430.01	Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	66,413.00	66,413.00	66,413.00	66,413.00	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5133 RQ005007007 Villas del Río			1460.00	Dwelling Structure	-	25,224.40	25,224.40	25,224.40	25,224.40	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-
			9001.00	Debt Service Charge	-	782,215.51	782,215.51	782,215.51	782,215.51	-
5133 Total					-	873,852.91	873,852.91	873,852.91	873,852.91	-
5135 RQ005010046 Las Dalias			1408.00	Management Improvement	-	-	-	-		-
			1410.00	Legal Expense	-	16,625.00	8,000.00	8,000.00		-
				Sundry	-	650.00	650.00	650.00	650.00	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
				Permit Fees	-	-	-	-		-
			1450.00	Site Improvement	-	2,311.34	2,311.34	2,311.34	2,311.34	-
			1460.00	Dwelling Structure	-	801,712.11	801,712.11	801,712.11	801,712.11	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-		-
				Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
			1495.01	Relocation Costs	-	27,055.80	27,055.80	27,055.80	27,055.80	-
			9001.00	Debt Service Charge	-	771.46	771.46	771.46	771.46	-
5135 Total					-	849,125.71	840,500.71	840,500.71	832,500.71	-
5136 RQ005002008 Plazuela Catalina			1460.00	Dwelling Structure	-	2,997.05	2,997.05	2,997.05		-
5136 Total					-	2,997.05	2,997.05	2,997.05		-
5138 RQ005004011 Villa del Rey			1408.00	Security	-	3,532.59	3,532.59	3,532.59		-
			1430.01	Inspection Cost	-	222,883.26	222,883.26	222,883.26		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	231.46	231.46	231.46		-
			1475.00	Nondwelling Equipment	-	55.00	55.00	55.00		-
			1495.01	Relocation Costs	-	12,119.57	12,119.57	12,119.57		-
5138 Total					-	238,821.88	238,821.88	238,821.88		-
5140 RQ005010047 Las Gladiolas II			1408.00	Management Improvement	-	26,275.31	26,275.31	26,275.31		-
			1430.01	Architectural & Engineering Fees	-	48,629.29	48,629.29	48,629.29	48,629.29	-
				Consultant Fees	-	13,338.00	13,338.00	13,338.00	13,338.00	-
			1460.00	Dwelling Structure	-	135,330.01	135,330.01	135,330.01	120,000.00	-
			1475.00	Nondwelling Equipment	-	1,375.00	1,375.00	1,375.00		-
			1495.01	Relocation Costs	-	957,970.24	956,070.24	956,070.24	872,716.33	-
5140 Total					-	1,182,917.85	1,181,017.85	1,181,017.85	1,054,683.62	-
5143 RQ005010048 Monte Park			1408.00	Management Improvement	-	34,046.62	34,046.62	34,046.62	34,046.62	-
			1430.01	Inspection Cost	-	1,200.00	1,200.00	1,200.00		-
			1450.00	Site Improvement	-	23,382.22	23,382.22	23,382.22	3,528.00	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1495.01	Relocation Costs	-	1,500.00	-	-	-	-
5143 Total					-	60,128.84	58,628.84	58,628.84	37,574.62	-
5144 RQ005006031 Rincón Taino			1408.00	Management Improvement	-	787.73	787.73	787.73		-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5144	RQ005006031	Rincón Taino	1410.00	Nontechnical Salaries	-	100.00	-	-		-
			1450.00	Site Improvement	-	18.62	18.62	18.62		-
			1460.00	Dwelling Structure	-	103,490.77	2,630.21	2,630.21		-
			1470.00	Nondwelling Structures	-	8,100.50	8,100.50	8,100.50		-
			1475.00	Nondwelling Equipment	-	2,034.40	2,034.40	2,034.40		-
			1495.01	Relocation Costs	-	88,478.33	42,258.33	42,258.33		-
	RQ005010007	Rincón Taino	1460.00	Dwelling Structure	-		100,860.56	100,860.56		-
5144 Total					-	203,010.35	156,690.35	156,690.35		-
5145	RQ005008026	Manuel F. Rossy	1408.00	Management Improvement	-	53,294.30	39,994.30	39,994.30	39,994.30	-
			1430.01	Consultant Fees	-	-	-	-		-
				Inspection Cost	-	132,408.96	132,408.96	132,408.96	66,204.45	-
				Permit Fees	-	8,500.00	8,500.00	8,500.00	8,500.00	-
			1460.00	Dwelling Structure	-	1,624,014.74	1,624,014.74	1,624,014.74		-
5145 Total					-	1,818,218.00	1,804,918.00	1,804,918.00	114,698.75	-
5147	RQ005002019	Villa Evangelina IV	1460.00	Dwelling Structure	-	2,646.95	2,646.95	2,646.95		-
5147 Total					-	2,646.95	2,646.95	2,646.95		-
5149	RQ005001008	Cuesta Vieja	1460.00	Dwelling Structure	-	2,318.00	2,318.00	2,318.00		-
5149 Total					-	2,318.00	2,318.00	2,318.00		-
5151	RQ005003011	Sierra Linda	1410.00	Legal Expense	-	15,375.00	15,375.00	15,375.00	15,375.00	-
			1430.01	Architectural & Engineering Fees	-	32,402.43	32,402.43	32,402.43		-
				Consultant Fees	-	21,028.84	21,028.84	21,028.84		-
			1450.00	Site Improvement	-	10,976.62	10,976.62	10,976.62	10,976.62	-
			1460.00	Dwelling Structure	-	37,651.56	37,651.56	37,651.56	37,651.56	-
			1470.00	Nondwelling Structures	-	8,950.98	8,950.98	8,950.98	8,950.98	-
			1495.01	Relocation Costs	-	7,064.07	7,064.07	7,064.07		-
5151 Total					-	133,449.50	133,449.50	133,449.50	72,954.16	-
5153	RQ005001019	Hacienda San Andrés	1450.00	Site Improvement	-	32,625.71	32,625.71	32,625.71		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	11,029.63	11,029.63	11,029.63	11,029.63	-
5153 Total					-	43,655.34	43,655.34	43,655.34	11,029.63	-
5154	RQ005004002	Villa Monserrate	1408.00	Management Improvement	-	13,127.52	13,127.52	13,127.52		-
			1410.00	Sundry	-	2,744.00	-	-		-
			1430.01	Consultant Fees	-	58,154.44	58,154.44	58,154.44		-
				Inspection Cost	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	2,673.00	2,673.00	2,673.00		-
			1495.01	Relocation Costs	-	25,174.00	25,174.00	25,174.00		-
			1499.00	Development Activities-Design	-	70,464.80	70,464.80	70,464.80		-
5154 Total					-	172,337.76	169,593.76	169,593.76		-
5157	RQ005006007	Brisas de Cayey	1408.00	Management Improvement	-	-	-	-		-
			1410.00	Legal Expense	-	8,817.50	1,508.42	1,508.42	1,508.42	-
			1430.01	Consultant Fees	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5157	RQ005006007	Brisas de Cayey	1430.01	Inspection Cost	-	31,657.71	31,657.71	31,657.71	31,657.71	-
			1450.00	Site Improvement	-	204,510.48	204,510.48	204,510.48	204,510.48	-
			1460.00	Dwelling Structure	-	446,593.76	446,593.76	446,593.76	446,593.76	-
			1470.00	Nondwelling Structures	-	2,385.80	2,385.80	2,385.80	2,385.80	-
			1475.00	Nondwelling Equipment	-	-	-	-	-	-
			1495.01	Relocation Costs	-	153,216.35	58,022.10	58,022.10	58,022.10	-
			1499.00	Development Activities-Design-design	-	-	-	-	-	-
5157 Total					-	847,181.60	744,678.27	744,678.27	744,678.27	-
5158	RQ005001010	La Montaña	1408.00	Management Improvement	-	65,576.00	-	-	-	-
			1430.01	Architectural & Engineering Fees	-	-	-	-	-	-
				Inspection Cost	-	15,427.61	15,427.61	15,427.61	9,172.96	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	77,073.00	77,073.00	77,073.00	77,073.00	-
			1470.00	Nondwelling Structures	-	71,735.00	71,735.00	71,735.00	71,735.00	-
			1475.00	Nondwelling Equipment	-	9,410.15	9,410.15	9,410.15	-	-
				Nondwelling Equipment, Computer Equipment	-	1,200.00	1,200.00	1,200.00	-	-
				Nondwelling Equipment, Office Furniture & Equipm	-	28,315.00	28,315.00	28,315.00	-	-
			1495.01	Relocation Costs	-	138,296.54	7,251.54	7,251.54	7,251.54	-
5158 Total					-	407,033.30	210,412.30	210,412.30	165,232.50	-
5159	RQ005010049	Los Peñas	1408.00	Management Improvement	-	933.00	933.00	933.00	-	-
			1460.00	Dwelling Structure	-	4,221.05	4,221.05	4,221.05	-	-
			1495.01	Relocation Costs	-	14,000.00	-	-	-	-
			9001.00	Debt Service Charge	-	4,029.55	4,029.55	4,029.55	4,029.55	-
5159 Total					-	23,183.60	9,183.60	9,183.60	4,029.55	-
5161	RQ005010050	El Manantial	1430.01	Consultant Fees	-	4,830.00	4,830.00	4,830.00	3,450.00	-
				Inspection Cost	-	31,684.58	31,684.58	31,684.58	23,740.14	-
			1450.00	Site Improvement	-	26,704.88	26,704.88	26,704.88	26,704.88	-
			1460.00	Dwelling Structure	-	8,639.66	8,639.66	8,639.66	5,396.86	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	280.00	280.00	280.00	-	-
			1470.00	Nondwelling Structures	-	49,466.25	49,466.25	49,466.25	49,466.24	-
			1495.01	Relocation Costs	-	125,949.67	125,949.67	125,949.67	5,939.67	-
			9001.00	Debt Service Charge	-	1,312.49	1,312.49	1,312.49	1,312.49	-
5161 Total					-	248,867.53	248,867.53	248,867.53	116,010.28	-
5164	RQ005006035	Máximo Miranda Jimenez	1430.01	Architectural & Engineering Fees	-	247,339.44	247,339.44	247,339.44	247,339.44	-
				Consultant Fees	-	3,162.50	3,162.50	3,162.50	-	-
				Inspection Cost	-	141,336.82	141,336.82	141,336.82	90,102.21	-
				Permit Fees	-	8,500.00	8,500.00	8,500.00	8,500.00	-
			1450.00	Site Improvement	-	895,527.87	895,527.87	895,527.87	-	-
			1460.00	Dwelling Structure	-	4,781.22	4,781.22	4,781.22	-	-
			1470.00	Nondwelling Structures	-	253,848.23	253,848.23	253,848.23	-	-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5164	RQ005006035	Máximo Miranda Jimenez	1495.01	Relocation Costs	-	1,773.33	1,773.33	1,773.33	1,773.33	-
5164 Total					-	1,556,269.41	1,556,269.41	1,556,269.41	347,714.98	-
5165	RQ005004017	Antulio López (El Valenciano)	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	10,422.65	10,422.65	10,422.65		-
5165 Total					-	10,422.65	10,422.65	10,422.65		-
5166	RQ005010051	Brisas de Cupey	1430.01	Consultant Fees	-	804.50	804.50	804.50		-
				Inspection Cost	-	259,856.35	259,856.35	259,856.35	64,947.91	-
			1460.00	Dwelling Structure	-	3,402.84	3,402.84	3,402.84		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	245.00	245.00	245.00		-
5166 Total					-	264,308.69	264,308.69	264,308.69	64,947.91	-
5169	RQ005005012	Carolina Walk Up (El Faro)	1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	284.00	284.00	284.00		-
5169 Total					-	284.00	284.00	284.00		-
5170	RQ005004012	Jardines San Carlos	1460.00	Dwelling Structure	-	8,066.00	8,066.00	8,066.00		-
5170 Total					-	8,066.00	8,066.00	8,066.00		-
5172	RQ005006013	Coamo Housing	1430.01	Inspection Cost	-	1,000.00	1,000.00	1,000.00		-
			1450.00	Site Improvement	-	55.48	55.48	55.48		-
			1460.00	Dwelling Structure	-	187.50	187.50	187.50		-
5172 Total					-	1,242.98	1,242.98	1,242.98		-
5173	RQ005009005	Bahia	1408.00	Management Improvement	-	9,031.76	9,031.76	9,031.76		-
			1410.00	Nontechnical Salaries	-	2,266.48	-	-		-
			1475.00	Nondwelling Equipment	-	1,995.30	1,995.30	1,995.30		-
5173 Total					-	13,293.54	11,027.06	11,027.06		-
5174	RQ005008022	Mayagüez Gardens	1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	800.00	800.00	800.00		-
5174 Total					-	800.00	800.00	800.00		-
5175	RQ005002007	Villa de los Santos II	1450.00	Site Improvement	-	72,374.75	72,374.75	72,374.75		-
			1460.00	Dwelling Structure	-	3,056.35	3,056.35	3,056.35		-
5175 Total					-	75,431.10	75,431.10	75,431.10		-
5176	RQ005005021	Santiago Veve Calzada	1430.01	Consultant Fees	-	0.02	0.02	0.02		-
				Inspection Cost	-	10,365.07	10,365.07	10,365.07		-
			1450.00	Site Improvement	-	1,071.81	1,071.81	1,071.81	1,071.81	-
			1460.00	Dwelling Structure	-	1,141.76	1,141.76	1,141.76	707.56	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	30,979.98	30,979.98	30,979.98	(3,605.00)	-
			9001.00	Debt Service Charge	-	668,044.75	668,044.75	668,044.75	668,044.75	-
5176 Total					-	711,603.39	711,603.39	711,603.39	666,219.12	-
5180	RQ005005018	La Ceiba	1408.00	Management Improvement	-	8,107.50	8,107.50	8,107.50	2,870.00	-
			1460.00	Dwelling Structure	-	1,114.95	1,114.95	1,114.95		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	14,171.00	14,171.00	14,171.00		-
5180 Total					-	23,393.45	23,393.45	23,393.45	2,870.00	-
5181	RQ005006009	Jardines de Cidra	1460.00	Dwelling Structure	-	4,938.55	4,938.55	4,938.55		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5181 Total					-	4,938.55	4,938.55	4,938.55		-
5183 RQ005009004		Jardines de Guánica	1408.00	Management Improvement	-	9,028.00	9,028.00	9,028.00		-
			1430.01	Inspection Cost	-	97,012.08	97,012.08	97,012.08	36,966.26	-
5183 Total					-	106,040.08	106,040.08	106,040.08	36,966.26	-
5184 RQ005006019		Jardines de Guamaní	1460.00	Dwelling Structure	-	17,212.70	17,212.70	17,212.70		-
5184 Total					-	17,212.70	17,212.70	17,212.70		-
5185 RQ005004019		Ext. Jardines de Judely	1460.00	Dwelling Structure	-	17,090.65	17,090.65	17,090.65	4,214.90	-
5185 Total					-	17,090.65	17,090.65	17,090.65	4,214.90	-
5186 RQ005005025		Yuquiyú II	1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	9,039.00	9,039.00	9,039.00	9,039.00	-
			1450.00	Site Improvement	-	395.08	395.08	395.08	395.08	-
			1460.00	Dwelling Structure	-	29,796.10	29,796.10	29,796.10	29,796.10	-
			1495.01	Relocation Costs	-	-	-	-		-
			9001.00	Debt Service Charge	-	510,712.95	510,712.95	510,712.95	510,712.95	-
5186 Total					-	549,943.13	549,943.13	549,943.13	549,943.13	-
5189 RQ005009034		Jardines de Utuado	1460.00	Dwelling Structure	-	6,396.31	6,396.31	6,396.31		-
5189 Total					-	6,396.31	6,396.31	6,396.31		-
5190 RQ005002033		Alturas de Vega Baja	1460.00	Dwelling Structure	-	4,486.91	4,486.91	4,486.91		-
5190 Total					-	4,486.91	4,486.91	4,486.91		-
5192 RQ005010053		Antigua Vía	1430.01	Architectural & Engineering Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	2,313.88	2,313.88	2,313.88		-
			1495.01	Relocation Costs	-	62,523.41	30,401.75	30,401.75		-
5192 Total					-	64,837.29	32,715.63	32,715.63		-
5193 RQ005005027		Los Rosales	1408.00	Management Improvement	-	25,817.52	25,817.52	25,817.52	13,563.25	-
			1430.01	Architectural & Engineering Fees	-	47,524.01	47,524.01	47,524.01	47,524.01	-
				Inspection Cost	-	101,263.87	101,263.87	101,263.87	34,176.51	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	111.00	111.00	111.00		-
5193 Total					-	174,716.40	174,716.40	174,716.40	95,263.77	-
5194 RQ005010054		Los Lirios	1460.00	Dwelling Structure	-	1,515.70	1,515.70	1,515.70		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	-	-	-		-
5194 Total					-	1,515.70	1,515.70	1,515.70		-
5198 RQ005002025		Jardines de San Fernando	1408.00	Management Improvement	-	8,071.23	8,071.23	8,071.23		-
			1410.00	Work - MH Contribution	-	37,777.03	37,777.03	37,777.03	37,777.03	-
			1430.01	Consultant Fees	-	36,315.00	36,315.00	36,315.00	7,569.30	-
				Inspection Cost	-	35,423.30	35,423.30	35,423.30	27,373.07	-
			1460.00	Dwelling Structure	-	23,907.99	23,907.99	23,907.99	8,614.73	-
			1475.00	Nondwelling Equipment	-	1,582.00	1,582.00	1,582.00	-	-
			9001.00	Debt Service Charge	-	530,644.54	530,644.54	530,644.54	530,644.54	-

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						Original	Revised	Funds Obligated	Funds Expended	
5198 Total					-	673,721.09	673,721.09	673,721.09	611,978.67	-
5199	RQ005002007	Villa de los Santos I	1460.00	Dwelling Structure	-	3,797.31	3,797.31	3,797.31		-
5199 Total					-	3,797.31	3,797.31	3,797.31		-
5200	RQ005002013	Alturas de Ciales	1460.00	Dwelling Structure	-	631.83	631.83	631.83		-
5200 Total					-	631.83	631.83	631.83		-
5201	RQ005006006	Alturas de Montellanos	1430.01	Consultant Fees	-	53,731.07	53,731.07	53,731.07	53,731.07	-
				Inspection Cost	-	8,765.24	8,765.24	8,765.24		-
			1450.00	Site Improvement	-	34,490.35	34,490.35	34,490.35		-
			1460.00	Dwelling Structure	-	10,632.00	10,632.00	10,632.00		-
			1470.00	Nondwelling Structures	-	5,759.33	5,759.33	5,759.33		-
			1475.00	Nondwelling Equipment	-	11,444.00	11,444.00	11,444.00		-
				Nondwelling Equipment, Computer Equipment	-	2,154.00	2,154.00	2,154.00	2,154.00	-
			1495.01	Relocation Costs	-	31,333.63	25,408.63	25,408.63		-
5201 Total					-	158,309.62	152,384.62	152,384.62	55,885.07	-
5202	RQ005006032	El Taino	1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	131,400.00	131,400.00	131,400.00		-
				Permit Fees	-	8,075.00	8,075.00	8,075.00		-
5202 Total					-	139,475.00	139,475.00	139,475.00		-
5204	RQ005005020	Valle Puerto Real	1430.01	Consultant Fees	-	350.00	350.00	350.00		-
				Inspection Cost	-	1,946.20	1,946.20	1,946.20		-
			1460.00	Dwelling Structure	-	121.44	121.44	121.44		-
			1495.01	Relocation Costs	-	77,363.14	-	-		-
5204 Total					-	79,780.78	2,417.64	2,417.64		-
5207	RQ005001016	La Cruz	1475.00	Nondwelling Equipment, Computer Equipment	-	17,200.00	17,200.00	17,200.00		-
5207 Total					-	17,200.00	17,200.00	17,200.00		-
5208	RQ005002030	El Batey	1460.00	Dwelling Structure	-	3,359.29	3,359.29	3,359.29	3,359.25	-
5208 Total					-	3,359.29	3,359.29	3,359.29	3,359.25	-
5210	RQ005003023	El Coqui	1408.00	Management Improvement	-	8,890.00	8,890.00	8,890.00		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	19,171.00	19,171.00	19,171.00		-
5210 Total					-	28,061.00	28,061.00	28,061.00		-
5211	RQ005003025	Villas de Mabó	1408.00	Management Improvement	-	5,618.57	5,618.57	5,618.57	5,618.57	-
5211 Total					-	5,618.57	5,618.57	5,618.57	5,618.57	-
5212	RQ005005013	Roberto Clemente	1430.01	Architectural & Engineering Fees	-	500.00	500.00	500.00	500.00	-
				Consultant Fees	-	10,665.37	10,665.37	10,665.37	10,665.37	-
				Inspection Cost	-	17,698.94	17,698.94	17,698.94		-
			1450.00	Site Improvement	-	11,763.53	11,763.53	11,763.53	11,763.53	-
			1460.00	Dwelling Structure	-	15,542.62	15,542.62	15,542.62	15,542.62	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	111.00	111.00	111.00		-
			1470.00	Nondwelling Structures	-	6,787.18	6,787.18	6,787.18	6,787.18	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5212 RQ005005013 Roberto Clemente			1495.01	Relocation Costs	-	39,057.75	39,057.75	39,057.75		-
			9001.00	Debt Service Charge	-	810,944.35	810,944.35	810,944.35	810,944.35	-
5212 Total					-	913,070.74	913,070.74	913,070.74	856,203.05	-
5216 RQ005005014 Santa Catalina			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	154.00	154.00	154.00		-
5216 Total					-	154.00	154.00	154.00		-
5217 RQ005005015 Carolina Housing			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	111.00	111.00	111.00		-
5217 Total					-	111.00	111.00	111.00		-
5223 RQ005002009 Quintas de Barceloneta			1460.00	Dwelling Structure	-	-	-	-		-
5223 Total					-	-	-	-		-
5226 RQ005008005 Jardines de Las Marías			1430.01	Architectural & Engineering Fees	-	24,077.00	24,077.00	24,077.00		-
				Inspection Cost	-	7,894.96	7,894.96	7,894.96		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	1,200.00	1,200.00	1,200.00		-
			1495.01	Relocation Costs	-	5,478.44	4,374.28	4,374.28		-
5226 Total					-	38,650.40	37,546.24	37,546.24		-
5232 RQ005003028 Rafael Martinez Nadal			1450.00	Site Improvement	-	0.01	0.01	0.01		-
5232 Total					-	0.01	0.01	0.01		-
5233 RQ005009007 Mattei I			1408.00	Management Improvement	-	42,567.56	42,567.56	42,567.56	42,567.56	-
			1460.00	Dwelling Structure	-	1,155.76	1,155.76	1,155.76		-
5233 Total					-	43,723.32	43,723.32	43,723.32	42,567.56	-
5235 RQ005007011 Reparto Horizonte			1460.00	Dwelling Structure	-	1,553.92	1,553.92	1,553.92		-
5235 Total					-	1,553.92	1,553.92	1,553.92		-
5236 RQ005007005 Jardines del Almendro			1460.00	Dwelling Structure	-	2,954.34	2,954.34	2,954.34		-
5236 Total					-	2,954.34	2,954.34	2,954.34		-
5238 RQ005010056 Villa Andalucía I			1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1460.00	Dwelling Structure	-	1,612.10	1,612.10	1,612.10		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	681.00	681.00	681.00		-
5238 Total					-	2,618.10	2,618.10	2,618.10	325.00	-
5239 RQ005004013 El Mirador Apartments			1430.01	Inspection Cost	-	128.96	128.96	128.96		-
5239 Total					-	128.96	128.96	128.96		-
5242 RQ005010056 Villa Andalucía II			1460.00	Dwelling Structure	-	1,781.00	1,781.00	1,781.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	1,135.00	1,135.00	1,135.00		-
5242 Total					-	2,916.00	2,916.00	2,916.00		-
5243 RQ005002021 Vistas de Atenas			1460.00	Dwelling Structure	-	1,603.36	1,603.36	1,603.36		-
5243 Total					-	1,603.36	1,603.36	1,603.36		-
5244 RQ005010053 Park Court			1460.00	Dwelling Structure	-	1,068.05	1,068.05	1,068.05		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	210.00	210.00	210.00		-
5244 Total					-	1,278.05	1,278.05	1,278.05		-
5245 RQ005008023 Parque Sultana I			1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	1,200.00	1,200.00	1,200.00		-
5245 Total					-	1,200.00	1,200.00	1,200.00		-
5247 RQ005009007 Mattei II			1460.00	Dwelling Structure	-	922.00	922.00	922.00		-

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						Original	Revised	Funds Obligated	Funds Expended	
5247 Total					-	922.00	922.00	922.00		-
5251 RQ005002009		Florida Housing	1460.00	Dwelling Structure	-	2,520.39	2,520.39	2,520.39		-
5251 Total					-	2,520.39	2,520.39	2,520.39		-
5252 RQ005001003		Los Robles	1430.01	Inspection Cost	-	2,208.66	2,208.66	2,208.66		-
			1460.00	Dwelling Structure	-	3,345.45	3,345.45	3,345.45		-
			1495.01	Relocation Costs	-	16,861.55	16,447.88	16,447.88		-
5252 Total					-	22,415.66	22,001.99	22,001.99		-
5253 RQ005005016		Loma Alta	1465.00	Dwelling Equipment - Expendable & Nonexpendab	-	230.00	230.00	230.00		-
5253 Total					-	230.00	230.00	230.00		-
5256 RQ005004013		Ext. La Granja	1460.00	Dwelling Structure	-	4,630.00	4,630.00	4,630.00		-
5256 Total					-	4,630.00	4,630.00	4,630.00		-
5270 RQ005009007		Hayuya II	1460.00	Dwelling Structure	-	2,476.39	2,476.39	2,476.39		-
			1499.00	Development Activities-Design-design	-	1,089.03	1,089.03	1,089.03		-
5270 Total					-	3,565.42	3,565.42	3,565.42		-
5282 RQ005009007		Hayuya II	1495.01	Relocation Costs	-	192.50	192.50	192.50		-
5282 Total					-	192.50	192.50	192.50		-
5295 RQ005010057		Jardines la Nueva Puerta de	1460.00	Dwelling Structure	-	0.01	0.01	0.01		-
5295 Total					-	0.01	0.01	0.01		-
5300 RQ005008006		Colinas de Maricao	1450.00	Site Improvement	-	217.70	217.70	217.70		-
5300 Total					-	217.70	217.70	217.70		-
5304 RQ005010058		Las Camelias Apartments	1410.00	Sundry	-	325.00	325.00	325.00	325.00	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	107,216.00	107,216.00	107,216.00	107,216.00	-
5304 Total					-	107,541.00	107,541.00	107,541.00	107,541.00	-
5992 RQ005		Central Office	1406.00	Operations	-	26,793,081.00	26,793,081.00	26,793,081.00	26,793,081.00	-
			1408.00	Management Improvement	-	541,050.63	476,758.93	476,758.93		-
				Economic Development	-	45,000.00	45,000.00	45,000.00		-
				Social Services	-	5,000.00	5,000.00	5,000.00		-
			1410.00	Legal Expense	-	118,007.17	26,605.00	26,605.00	26,000.00	-
				Nontechnical Salaries	-	2,987,911.04	2,981,248.54	2,981,248.54	2,981,248.54	-
				Sundry	-	489,978.34	368,941.28	368,941.28	321,856.56	-
				Travel	-	4,808.82	4,808.82	4,808.82	4,808.82	-
				Technical salaries	-	3,400.00	-	-		-
				Employee Benefit Contribution	-	532.50	-	-		-
				Work - MH Contribution	-	-	-	-		-
				Publications	-	77,566.50	74,803.83	74,803.83	73,201.83	-
			1411.00	Audit	-	135,431.45	135,431.45	135,431.45	135,431.45	-
			1430.01	Consultant Fees	-	56,793.64	56,793.64	56,793.64		-
			1460.00	Dwelling Structure	-	4,753,440.89	7,852,729.36	7,852,729.36	4,743,440.89	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	103,112.40	103,112.40	103,112.40		-

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
Part II: Supporting Pages

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

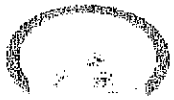
PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5992	RQ005	Central Office	1475.00	Nondwelling Equipment, Computer Equipment	-	166,319.95	166,319.95	166,319.95	3,028.00	-
				Nondwelling Equipment, Office Furniture & Equipm	-	320,140.89	320,140.89	320,140.89	598.00	-
			9001.00	Debt Service Charge	-	14,387,580.00	14,387,580.00	14,387,580.00	14,387,580.00	-
5992 Total					-	50,989,155.22	53,798,355.09	53,798,355.09	49,470,275.09	-
Grand Total					-	133,965,405.00	133,965,405.00	133,965,405.00	110,186,612.15	-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP-2006

RQ46P005-502-06



DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

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Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	**Capital Fund Program Grant No: RQ46P005502-06**	**CFP-2006**

☐ Original Annual Statement ☐ Reserve for Disasters / ■ Revised Annual Statement / Revision Number 15
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations				
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	130,947.05	130,947.05	130,947.05	22,069.75
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure	3,520,331.96	3,520,331.96	3,520,331.96	843,301.59
11	1465.01	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures	306,598.99	306,598.99	306,598.99	
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs				
17	1499.00	Development Activities				
18a	1501.00	Collateralization or Debt Service paid by the PHA				
18ba	9001.00	9000 Collateralization or Debt-Service paid Via System of Direct Payment				
19	1502.00	Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)		**3,957,878.00**	**3,957,878.00**	**3,957,878.00**	**865,371.34**
21	Amount of line 21 Related to LBP Activities					
22	Amount of line 21 Related to Section 504 Compliance					
23	Amount of line 21 Related to Security-Soft Costs					
24	Amount of line 21 Related to Security-Hard Costs					
25	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date

February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Office of Public and Indian Housing

Part II: Supporting Pages

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-502-06 Replacement Housing Factor Grant No:	CFP-2006

Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3021 RQ005007001		Isidro Cora	1460.00	Dwelling Structure	-	265,587.96	265,587.96	265,587.96		-
3021 Total					-	265,587.96	265,587.96	265,587.96		-
3049 RQ005009008		Las Américas	1460.00	Dwelling Structure	-	1,843,960.01	1,843,960.01	1,843,960.01	338,352.02	-
3049 Total					-	1,843,960.01	1,843,960.01	1,843,960.01	338,352.02	-
3053 RQ005005001		Jesús T. Piñero	1430.01	Inspection Cost	-	130,947.05	130,947.05	130,947.05	22,069.75	-
3053 Total					-	130,947.05	130,947.05	130,947.05	22,069.75	-
5007 RQ005010022		Jardines Sellés I	1460.00	Dwelling Structure	-	-	-	-	-	-
5007 Total					-	-	-	-	-	-
5011 RQ005010023		Jardines del Paraíso	1460.00	Dwelling Structure	-	905,834.42	905,834.42	905,834.42		-
			1470.00	Nondwelling Structures	-	306,598.99	306,598.99	306,598.99		-
5011 Total					-	1,212,433.41	1,212,433.41	1,212,433.41		-
5017 RQ005010027		San Martín	1460.00	Dwelling Structure	-	-	-	-	-	-
5017 Total					-	-	-	-	-	-
5040 RQ005010037		Jardines Sellés II	1460.00	Dwelling Structure	-	504,949.57	504,949.57	504,949.57	504,949.57	-
5040 Total					-	504,949.57	504,949.57	504,949.57	504,949.57	-
Grand Total					-	**3,957,878.00**	**3,957,878.00**	**3,957,878.00**	**865,371.34**	-

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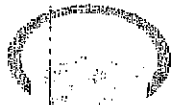
PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP-2007

RQ46P005-501-07



DEPARTAMENTO DE LA VIVIENDA

"Hoy construimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant:
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: RQ46P005501-07	**CFP-2007**

☐ Original Annual Statement ☐ Reserve for Disasters / ■ Revised Annual Statement / Revision Number 15
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations	6,733,392.00	6,733,392.00	6,733,392.00	6,733,392.00
3	1408.00	Management Improvement	758,450.85	758,450.85	758,450.85	550,599.21
4	1410.00	Administration	14,013,192.81	14,013,792.96	14,013,792.96	13,670,501.32
5	1411.00	Audit	128,943.88	128,943.88	128,943.88	60,551.32
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	19,911,752.39	20,112,425.79	20,112,425.79	8,334,900.40
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement	14,070,743.66	14,638,587.15	14,638,587.15	2,973,006.27
10	1460.00	Dwelling Structure	42,061,251.75	41,189,176.23	41,189,176.23	6,429,910.89
11	1465.01	Dwelling Equipment - Expendable	5,636,529.00	5,636,529.00	5,636,529.00	5,329,711.00
12	1470.00	Nondwelling Structures	1,849,386.60	1,961,241.93	1,961,241.93	851,764.07
13	1475.00	Nondwelling Equipment	197,389.29	197,389.29	197,389.29	46,566.39
14	1485.00	Demolition Costs				
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs	9,285,854.84	9,276,957.99	9,276,957.99	4,835,428.16
17	1499.00	Development Activities	61,477.53	61,477.53	61,477.53	16,599.08
18a	1501.00	Collateralization or Debt Service paid by the PHA				
18ba	9001.00	9000 Collateralization or Debt-Service paid Via System of Direct Payment	25,446,168.40	25,446,168.40	25,446,168.40	25,446,168.40
19	1502.00	Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)		**140,154,533.00**	**140,154,533.00**	**140,154,533.00**	**75,279,098.51**
21	Amount of line 21 Related to LBP Activities					
22	Amount of line 21 Related to Section 504 Compliance					
23	Amount of line 21 Related to Security-Soft Costs					
24	Amount of line 21 Related to Security-Hard Costs					
25	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date

February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part II: Supporting Pages

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1001	RQ005009010	Ponce de León	1410.00	Nontechnical Salaries	-	-	-	-		-
				Work - MH Contribution	-	85,165.54	85,165.54	85,165.54	85,165.54	-
			1430.01	Consultant Fees	-	277,672.55	277,672.55	277,672.55	277,672.55	-
			1450.00	Site Improvement	-	2.11	2.11	2.11		-
			1460.00	Dwelling Structure	-	201,570.25	201,570.25	201,570.25	201,539.64	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	105,445.00	105,445.00	105,445.00	105,445.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	8,160.04	8,160.04	8,160.04		-
			9001.00	Debt Service Charge	-	701,709.67	701,709.67	701,709.67	701,709.67	-
1001 Total					-	1,379,725.16	1,379,725.16	1,379,725.16	1,371,532.40	-
1002	RQ005009011	Santiago Iglesias	1410.00	Nontechnical Salaries	-	-	-	-		-
				Sundry	-	119.72	119.72	119.72	119.72	-
			1430.01	Architectural & Engineering Fees	-	29,804.21	29,804.21	29,804.21	29,804.21	-
				Consultant Fees	-	149,513.16	149,513.16	149,513.16	139,214.81	-
				Inspection Cost	-	131,245.03	131,245.03	131,245.03	45,405.50	-
				Permit Fees	-	8,029.00	8,029.00	8,029.00	8,029.00	-
			1450.00	Site Improvement	-	1,111.82	1,111.82	1,111.82		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	0.05	0.05	0.05		-
			9001.00	Debt Service Charge	-	1,967.08	1,967.08	1,967.08	1,967.08	-
1002 Total					-	321,790.07	321,790.07	321,790.07	224,540.32	-
1003	RQ005009012	Caribe	1410.00	Sundry	-	49.60	49.60	49.60	49.60	-
			1430.01	Consultant Fees	-	100,240.00	100,240.00	100,240.00		-
			1460.00	Dwelling Structure	-	22.87	22.87	22.87		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
1003 Total					-	100,312.47	100,312.47	100,312.47	49.60	-
1008	RQ005009014	Ramón de la Pila	1450.00	Site Improvement	-	-	-	-		-
1008 Total					-	-	-	-		-
1010	RQ005009016	José N. Gándara	1460.00	Dwelling Structure	-	140.11	140.11	140.11		-
1010 Total					-	140.11	140.11	140.11		-
1014	RQ005009017	Aristides Chavier	1408.00	Management Improvement	-	42,571.84	42,571.84	42,571.84	42,571.84	-
			1410.00	Nontechnical Salaries	-	-	-	-		-
				Work - MH Contribution	-	203,555.53	203,555.53	203,555.53	203,555.53	-
			1430.01	Architectural & Engineering Fees	-	1,539.30	1,539.30	1,539.30	1,539.30	-
				Consultant Fees	-	424.60	424.60	424.60	424.60	-
			1450.00	Site Improvement	-	48,385.72	48,385.72	48,385.72		-
			1460.00	Dwelling Structure	-	1,465.10	1,465.10	1,465.10	1,465.10	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	43,520.00	43,520.00	43,520.00	43,520.00	-
			9001.00	Debt Service Charge	-	1,486,713.70	1,486,713.70	1,486,713.70	1,486,713.70	-
1014 Total					-	1,828,175.79	1,828,175.79	1,828,175.79	1,779,790.07	-
1015	RQ005009018	Ext. Dr. Pila	1460.00	Dwelling Structure	-	-	-	-		-
1015 Total					-	-	-	-		-

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part II: Supporting Pages

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1016 RQ005009019 Rafael López Nussa			1410.00	Work - MH Contribution	-	112,773.70	112,773.70	112,773.70	112,773.70	-
			1430.01	Consultant Fees	-	125.35	125.35	125.35	125.35	-
			1450.00	Site Improvement	-	33,243.11	33,243.11	33,243.11	29,918.80	-
			1460.00	Dwelling Structure	-	5,124.96	5,124.96	5,124.96	4,612.46	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	57,942.00	57,942.00	57,942.00	57,942.00	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
			1495.01	Relocation Costs	-	11,873.70	11,873.70	11,873.70		-
			9001.00	Debt Service Charge	-	1,556,843.98	1,556,843.98	1,556,843.98	1,556,843.98	-
1016 Total					-	1,777,926.80	1,777,926.80	1,777,926.80	1,762,216.29	-
1017 RQ005009020 Ernesto Ramos Antonini			1408.00	Management Improvement	-	25,644.85	25,644.85	25,644.85	25,644.85	-
			1475.00	Nondwelling Equipment, Computer Equipment	-	-	-	-	-	-
1017 Total					-	25,644.85	25,644.85	25,644.85	25,644.85	-
2001 RQ005010001 Las Casas			1460.00	Dwelling Structure	-	-	-	-	-	-
2001 Total					-	-	-	-	-	-
2002 RQ005010002 San Antonio			1460.00	Dwelling Structure	-	-	-	-	-	-
			9001.00	Debt Service Charge	-	-	-	-	-	-
2002 Total					-	550,791.17	550,791.17	550,791.17	550,791.17	-
2003 RQ005010003 Puerta de Tierra			1430.01	Architectural & Engineering Fees	-	550,791.17	550,791.17	550,791.17	550,791.17	-
				Consultant Fees	-	324,942.12	324,942.12	324,942.12	12,354.00	-
				Inspection Cost	-	237,631.65	237,631.65	237,631.65	237,631.65	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	303,623.64	303,623.64	303,623.64	303,623.64	-
			1470.00	Nondwelling Structures	-	78,970.00	78,970.00	78,970.00	78,970.00	-
			1499.00	Development Activities-Design-design	-	-	-	-		-
			9001.00	Debt Service Charge	-	-	-	-		-
2003 Total					-	493,849.69	493,849.69	493,849.69	493,849.69	-
2004 RQ005010004 San Agustín			1430.01	Architectural & Engineering Fees	-	1,439,017.10	1,439,017.10	1,439,017.10	1,126,428.98	-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	272,805.13	272,805.13	272,805.13	5,494.37	-
				Permit Fees	-	63,733.76	63,733.76	63,733.76	6,583.72	-
			1450.00	Site Improvement	-	10,753.43	10,753.43	10,753.43		-
			1460.00	Dwelling Structure	-	175,671.54	175,671.54	175,671.54		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	542,340.20	542,340.20	542,340.20	-	-
			1470.00	Nondwelling Structures	-	26,294.00	26,294.00	26,294.00	26,294.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	20,000.00	20,000.00	20,000.00		-
			1495.01	Relocation Costs	-	10,464.00	10,464.00	10,464.00	464.00	-
2004 Total					-	165,319.53	165,319.53	165,319.53	6,262.00	-
2007 RQ005010006 Nemesio R. Canales			1450.00	Site Improvement	-	1,287,381.59	1,287,381.59	1,287,381.59	45,098.09	-
					-	-	-	-		-

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part II: Supporting Pages

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
2007 RQ005010006		Nemesio R. Canales	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	432,369.00	432,369.00	432,369.00	432,369.00	-
2007 Total					-	432,369.00	432,369.00	432,369.00	432,369.00	-
2009 RQ005010006		Nemesio R. Canales	1408.00	Management Improvement	-	48,335.94	48,335.94	48,335.94	48,320.42	-
			1430.01	Architectural & Engineering Fees	-	0.08	0.08	0.08		-
				Inspection Cost	-	11,050.04	11,050.04	11,050.04	11,050.00	-
			1450.00	Site Improvement	-	8,320.00	8,320.00	8,320.00	-	-
			1460.00	Dwelling Structure	-	72,025.81	72,025.81	72,025.81	(0.00)	-
			1470.00	Nondwelling Structures	-	10,143.00	10,143.00	10,143.00		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	3,140.00	3,140.00	3,140.00		-
				Nondwelling Equipment, Office Furniture & Equipm	-	3.00	3.00	3.00		-
2009 Total					-	153,017.87	153,017.87	153,017.87	59,370.42	-
2010 RQ005010012		Vista Hermosa	1408.00	Management Improvement	-	26,999.76	26,999.76	26,999.76	26,999.76	-
			1460.00	Dwelling Structure	-	745,257.12	745,257.12	745,257.12		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	329,979.00	329,979.00	329,979.00	329,979.00	-
2010 Total					-	1,102,235.88	1,102,235.88	1,102,235.88	356,978.76	-
2011 RQ005010014		Ernesto Ramos Antonini	1410.00	Legal Expense	-	15,616.67	15,616.67	15,616.67		-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	0.01	0.01	0.01	-	-
2011 Total					-	15,616.68	15,616.68	15,616.68	-	-
2012 RQ005010015		Villa España	1410.00	Legal Expense	-	42,547.50	42,547.50	42,547.50		-
			1430.01	Consultant Fees	-	125.35	125.35	125.35	125.35	-
				Inspection Cost	-	5,000.00	5,000.00	5,000.00		-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	149,010.02	149,010.02	149,010.02	129,555.69	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	102,036.00	102,036.00	102,036.00	102,036.00	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	1,877.50	1,877.50	1,877.50	1,662.50	-
			9001.00	Debt Service Charge	-	7.04	7.04	7.04	7.04	-
2012 Total					-	300,603.41	300,603.41	300,603.41	233,386.58	-
2014 RQ005010016		Las Margaritas I	1460.00	Dwelling Structure	-	-	-	-		-
2014 Total					-	-	-	-		-
2015 RQ005010017		Las Margaritas II	1410.00	Legal Expense	-	15,910.00	15,910.00	15,910.00	293.33	-
2015 Total					-	15,910.00	15,910.00	15,910.00	293.33	-
3015 RQ005003017		Rosendo Matienzo Cintrón	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	66,917.00	66,917.00	66,917.00	66,917.00	-
3015 Total					-	66,917.00	66,917.00	66,917.00	66,917.00	-
3016 RQ005010018		Manuel A. Pérez	1460.00	Dwelling Structure	-	-	-	-	-	-
3016 Total					-	-	-	-	-	-
3017 RQ005003001		Virgilio Dávila	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	176,604.00	176,604.00	176,604.00	176,604.00	-
3017 Total					-	176,604.00	176,604.00	176,604.00	176,604.00	-
3018 RQ005002001		Ext. Zeno Gandía	1408.00	Management Improvement	-	12,084.34	12,084.34	12,084.34	12,084.34	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3018	RQ005002001	Ext. Zeno Gandía	1430.01	Inspection Cost	-	149,811.12	149,811.12	149,811.12		-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	210,321.00	210,321.00	210,321.00	210,321.00	-
3018 Total					-	372,216.46	372,216.46	372,216.46	222,405.34	-
3019	RQ005004003	Juan Jiménez García	1408.00	Management Improvement	-	24,539.47	24,539.47	24,539.47	24,539.47	-
3019 Total					-	24,539.47	24,539.47	24,539.47	24,539.47	-
3020	RQ005006001	Liborio Ortiz	1408.00	Management Improvement	-	14,379.47	14,379.47	14,379.47		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	3,766.00	3,766.00	3,766.00	3,766.00	-
3020 Total					-	18,145.47	18,145.47	18,145.47	3,766.00	-
3021	RQ005007001	Isidro Cora	1410.00	Sundry	-	64.14	64.14	64.14	64.14	-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
3021 Total					-	64.14	64.14	64.14	64.14	-
3022	RQ005002031	Enrique Catoni	1430.01	Consultant Fees	-	8,262.00	8,262.00	8,262.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	75,411.00	75,411.00	75,411.00	75,411.00	-
3022 Total					-	83,673.00	83,673.00	83,673.00	75,411.00	-
3024	RQ005008001	Francisco Figueroa	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	103,063.00	103,063.00	103,063.00	103,063.00	-
3024 Total					-	103,063.00	103,063.00	103,063.00	103,063.00	-
3025	RQ005005002	Felipe Sánchez Osorio	1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	65,141.82	65,141.82	65,141.82		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,700.00	1,700.00	1,700.00	-	-
			1495.01	Relocation Costs	-	651,434.79	651,434.79	651,434.79	424,947.33	-
			1499.00	Development Activities	-	-	-	-		-
			9001.00	Debt Service Charge	-	1,344.11	1,344.11	1,344.11	1,344.11	-
3025 Total					-	719,620.72	719,620.72	719,620.72	426,291.44	-
3026	RQ005003024	Zenón Díaz Varcárcel	1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	79,032.00	79,032.00	79,032.00	79,032.00	-
3026 Total					-	79,032.00	79,032.00	79,032.00	79,032.00	-
3027	RQ005008003	Santa Rita de Casia	1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	69,308.00	69,308.00	69,308.00	69,308.00	-
3027 Total					-	69,308.00	69,308.00	69,308.00	69,308.00	-
3028	RQ005007010	Padre Berrios	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	61,832.00	61,832.00	61,832.00	61,832.00	-
3028 Total					-	61,832.00	61,832.00	61,832.00	61,832.00	-
3029	RQ005007006	Ignacio Morales Dávila	1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	64,553.00	64,553.00	64,553.00	64,553.00	-
3029 Total					-	64,553.00	64,553.00	64,553.00	64,553.00	-
3030	RQ005009001	Valle Verde A y B	1410.00	Nontechnical Salaries	-	-	-	-		-
				Sundry	-	64.14	64.14	64.14	64.14	-
			1450.00	Site Improvement	-	3,098.24	3,098.24	3,098.24		-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3030 RQ005009001 Valle Verde A y B			1460.00	Dwelling Structure	-	166.67	166.67	166.67		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	757.20	757.20	757.20		-
			1495.01	Relocation Costs	-	14,686.20	14,686.20	14,686.20		-
3030 Total					-	18,772.45	18,772.45	18,772.45	64.14	-
3032 RQ005009032 José Castillo Mercado			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	120.40	120.40	120.40		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	77,356.00	77,356.00	77,356.00	77,356.00	-
3032 Total					-	77,476.40	77,476.40	77,476.40	77,356.00	-
3033 RQ005004004 José Gautier Benítez			1460.00	Dwelling Structure	-	1,271.50	1,271.50	1,271.50		-
3033 Total					-	1,271.50	1,271.50	1,271.50		-
3034 RQ005001001 Aguada (Manuel Egipciaco			1430.01	Architectural & Engineering Fees	-	10,995.00	10,995.00	10,995.00		-
3034 Total					-	10,995.00	10,995.00	10,995.00		-
3035 RQ005004001 Vista Alegre			1410.00	Work - MH Contribution	-	56,280.80	56,280.80	56,280.80	56,280.80	-
			1430.01	Consultant Fees	-	3,692.95	3,692.95	3,692.95	3,692.95	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	2,306.00	2,306.00	2,306.00	2,306.00	-
			1495.01	Relocation Costs	-	186,913.24	186,913.24	186,913.24	104,856.37	-
			9001.00	Debt Service Charge	-	195,818.09	195,818.09	195,818.09	195,818.09	-
3035 Total					-	445,011.08	445,011.08	445,011.08	362,954.21	-
3036 RQ005002008 Antonio Dávila Freytes			1410.00	Sundry	-	74.40	74.40	74.40	74.40	-
			1430.01	Consultant Fees	-	0.06	0.06	0.06		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	43,732.00	43,732.00	43,732.00	43,732.00	-
			1495.01	Relocation Costs	-	-	-	-		-
3036 Total					-	43,806.46	43,806.46	43,806.46	43,806.40	-
3037 RQ005006002 Villa Universitaria			1460.00	Dwelling Structure	-	1,914.00	1,914.00	1,914.00		-
			1495.01	Relocation Costs	-	-	-	-		-
3037 Total					-	1,914.00	1,914.00	1,914.00		-
3038 RQ005002010 Manuel Adames			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
3038 Total					-	-	-	-		-
3040 RQ005002011 Fernando Sierra Berdecía			1410.00	Legal Expense	-	8,125.00	8,125.00	8,125.00	8,079.50	-
			1495.01	Relocation Costs	-	-	-	-		-
3040 Total					-	8,125.00	8,125.00	8,125.00	8,079.50	-
3041 RQ005006008 Práxedes Santiago			1410.00	Work - MH Contribution	-	45,830.60	45,830.60	45,830.60	45,830.60	-
			1430.01	Consultant Fees	-	5,252.17	5,252.17	5,252.17	5,252.17	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	3,330.00	3,330.00	3,330.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	10,739.00	10,739.00	10,739.00	10,739.00	-
			1470.00	Nondwelling Structures	-	12,936.98	12,936.98	12,936.98	12,936.98	-

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number

Capital Fund Program Grant No: RQ46P005-501-07

Replacement Housing Factor Grant No:

Federal FY of Grant: CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3041 RQ005006008 Práxedes Santiago			1475.00	Nondwelling Equipment	-	2,306.00	2,306.00	2,306.00		-
			1495.01	Relocation Costs	-	129,264.13	129,264.13	129,264.13	173.00	-
3041 Total					-	471,251.34	471,251.34	471,251.34	471,251.34	-
3043 RQ005002014 El Dorado			1430.01	Consultant Fees	-	680,910.22	680,910.22	680,910.22	546,183.09	-
			1450.00	Site Improvement	-	138,029.01	138,029.01	138,029.01	138,029.01	-
			1460.00	Dwelling Structure	-	639,690.75	639,690.75	639,690.75	639,690.75	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	500.88	500.88	500.88	500.88	-
			1470.00	Nondwelling Structures	-	28,958.00	28,958.00	28,958.00	28,958.00	-
			1495.01	Relocation Costs	-	17,010.00	17,010.00	17,010.00	17,010.00	-
3043 Total					-	-	-	-	-	-
3045 RQ005003025 Jardines de Guaynabo			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	824,188.64	824,188.64	824,188.64	824,188.64	-
3045 Total					-	46,299.00	46,299.00	46,299.00	46,299.00	-
3048 RQ005009006 La Montaña			1495.01	Relocation Costs	-	46,299.00	46,299.00	46,299.00	46,299.00	-
3048 Total					-	-	-	-	-	-
3049 RQ005009008 Las Américas			1430.01	Consultant Fees	-	-	-	-	-	-
			1450.00	Site Improvement	-	148,085.95	148,085.95	148,085.95	125.35	-
			1460.00	Dwelling Structure	-	1,051.27	1,051.27	1,051.27		-
			1475.00	Nondwelling Equipment	-	12.23	12.23	12.23		-
				Nondwelling Equipment, Office Furniture & Equipm	-	9,066.05	9,066.05	9,066.05		-
			1495.01	Relocation Costs	-	-	-	-		-
3049 Total					-	149,585.20	149,585.20	149,585.20	30,377.98	-
3053 RQ005005001 Jesús T. Piñero			1430.01	Architectural & Engineering Fees	-	307,800.70	307,800.70	307,800.70	30,503.33	-
				Permit Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	2,215.00	2,215.00	2,215.00	2,215.00	-
			1475.00	Nondwelling Equipment	-	-	-	-		-
			1495.01	Relocation Costs	-	1,000.00	1,000.00	1,000.00	225.00	-
3053 Total					-	568,989.00	568,989.00	568,989.00	220,929.14	-
3054 RQ005005022 San Patricio			1430.01	Inspection Cost	-	572,204.00	572,204.00	572,204.00	223,369.14	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	700.00	700.00	700.00		-
3054 Total					-	10,000.00	10,000.00	10,000.00		-
3056 RQ005008006 Juan Ferrer			1460.00	Dwelling Structure	-	10,700.00	10,700.00	10,700.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	56.10	56.10	56.10		-
3056 Total					-	19,295.00	19,295.00	19,295.00	19,295.00	-
3057 RQ005007005 Carmen Vda. de Martorell			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	19,351.10	19,351.10	19,351.10	19,295.00	-
3057 Total					-	18,964.00	18,964.00	18,964.00	18,964.00	-
3058 RQ005001015 José Gándara			1495.01	Relocation Costs	-	18,964.00	18,964.00	18,964.00	18,964.00	-
3058 Total					-	-	-	-	-	-
3059 RQ005006024 Tomás Sorolla			1408.00	Management Improvement	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	34,281.00	34,281.00	34,281.00	34,281.00	-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3059 Total					-	34,281.00	34,281.00	34,281.00	34,281.00	-
3060 RQ005006025 Candelario Torres			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	29,465.00	29,465.00	29,465.00	29,465.00	-
3060 Total					-	29,465.00	29,465.00	29,465.00	29,465.00	-
3063 RQ005009009 Los Flamboyanes			1410.00	Sundry	-	29.93	29.93	29.93	29.93	-
			1460.00	Dwelling Structure	-	284.43	284.43	284.43		-
			1475.00	Nondwelling Equipment	-	100.00	100.00	100.00		-
				Nondwelling Equipment, Office Furniture & Equipm	-	249.10	249.10	249.10		-
3063 Total					-	663.46	663.46	663.46	29.93	-
3064 RQ005002022 Rvdo. Vigo Salas			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	59,184.00	59,184.00	59,184.00	59,184.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-
3064 Total					-	59,184.00	59,184.00	59,184.00	59,184.00	-
3065 RQ005001017 Santa Rosa			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	40,173.00	40,173.00	40,173.00	40,173.00	-
3065 Total					-	40,173.00	40,173.00	40,173.00	40,173.00	-
3067 RQ005006030 Pedro M. Descartes			1460.00	Dwelling Structure	-	89.19	89.19	89.19		-
3067 Total					-	89.19	89.19	89.19		-
3068 RQ005002024 Ramón Pérez Rodríguez			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	36,914.00	36,914.00	36,914.00	36,914.00	-
3068 Total					-	36,914.00	36,914.00	36,914.00	36,914.00	-
3069 RQ005002026 El Toa			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	46,097.00	46,097.00	46,097.00	46,097.00	-
			1495.01	Relocation Costs	-	-	-	-		-
3069 Total					-	46,097.00	46,097.00	46,097.00	46,097.00	-
3070 RQ005005027 Pedro Regalado Díaz			1410.00	Sundry	-	21.38	21.38	21.38	21.38	-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	379,122.17	379,122.17	379,122.17	308,707.59	-
				Inspection Cost	-	4,359.35	4,359.35	4,359.35		-
				Permit Fees	-	571.65	571.65	571.65		-
			1450.00	Site Improvement	-	0.24	0.24	0.24	(0.00)	-
			1460.00	Dwelling Structure	-	230,449.08	230,449.08	230,449.08	113,838.79	-
			1470.00	Nondwelling Structures	-	219,668.35	219,668.35	219,668.35	219,668.35	-
			1475.00	Nondwelling Equipment	-	400.00	400.00	400.00		-
			1495.01	Relocation Costs	-	52,411.29	52,411.29	52,411.29	43,095.77	-
3070 Total					-	887,003.51	887,003.51	887,003.51	685,331.88	-
3071 RQ005002028 Francisco Vega Sánchez			1495.01	Relocation Costs	-	-	-	-		-
3071 Total					-	-	-	-		-
3073 RQ005006034 Efraín Suárez			1410.00	Sundry	-	25.65	25.65	25.65	25.65	-
			1430.01	Architectural & Engineering Fees	-	10,500.00	10,500.00	10,500.00	10,500.00	-
			1460.00	Dwelling Structure	-	93.18	93.18	93.18		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	27,251.00	27,251.00	27,251.00	27,251.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	72.00	72.00	72.00		-
			1495.01	Relocation Costs	-	941.67	941.67	941.67		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3073 Total					-	38,883.50	38,883.50	38,883.50	37,776.65	-
3081 RQ005010019 Ext. Manuel A. Pérez			1430.01	Inspection Cost	-	807.64	807.64	807.64		-
			1450.00	Site Improvement	-	0.01	0.01	0.01		-
3081 Total					-	807.65	807.65	807.65		-
3082 RQ005002002 Ramón Marín Solá			1408.00	Management Improvement	-	12,424.39	12,424.39	12,424.39	12,424.39	-
			1430.01	Consultant Fees	-	267,884.33	267,884.33	267,884.33		-
				Inspection Cost	-	698.58	698.58	698.58		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	46.97	46.97	46.97	-	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-
3082 Total					-	281,054.27	281,054.27	281,054.27	12,424.39	-
3084 RQ005009003 Luis Muñoz Rivera			1410.00	Legal Expense	-	18,750.00	18,750.00	18,750.00		-
			1430.01	Consultant Fees	-	17,536.12	17,536.12	17,536.12	14,536.12	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	34,581.00	34,581.00	34,581.00	34,581.00	-
3084 Total					-	70,867.12	70,867.12	70,867.12	49,117.12	-
3085 RQ005006017 Luis Palés Matos			1495.01	Relocation Costs	-	28,686.85	28,686.85	28,686.85	25,959.70	-
3085 Total					-	28,686.85	28,686.85	28,686.85	25,959.70	-
3087 RQ005001018 Andrés M. Liceaga			1410.00	Work - MH Contribution	-	204,718.39	204,718.39	204,718.39	204,718.39	-
			1430.01	Consultant Fees	-	336,836.36	336,836.36	336,836.36	336,836.36	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	113,432.00	113,432.00	113,432.00	113,432.00	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-
			9001.00	Debt Service Charge	-	664,202.43	664,202.43	664,202.43	664,202.43	-
3087 Total					-	1,319,189.18	1,319,189.18	1,319,189.18	1,319,189.18	-
3088 RQ005006011 Las Palmas			1408.00	Management Improvement	-	38,550.38	38,550.38	38,550.38	38,550.38	-
			1430.01	Architectural & Engineering Fees	-	8,764.13	8,764.13	8,764.13		-
			1450.00	Site Improvement	-	1,430.00	1,430.00	1,430.00	-	-
			1460.00	Dwelling Structure	-	-	-	-		-
3088 Total					-	48,744.51	48,744.51	48,744.51	38,550.38	-
3089 RQ005006021 Villas del Parque			1460.00	Dwelling Structure	-	99,954.16	99,954.16	99,954.16		-
3089 Total					-	99,954.16	99,954.16	99,954.16		-
3090 RQ005006028 Bella Vista			1430.01	Architectural & Engineering Fees	-	11,544.60	11,544.60	11,544.60	11,544.60	-
				Consultant Fees	-	267,310.76	267,310.76	267,310.76		-
				Inspection Cost	-	29,550.00	29,550.00	29,550.00	29,550.00	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3090 RQ005006028 Bella Vista			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	796,219.00	796,219.00	796,219.00	711,049.83	-
3090 Total					-	1,104,624.36	1,104,624.36	1,104,624.36	752,144.43	-
3092 RQ005002017 Enrique Zorrilla			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	133,141.00	133,141.00	133,141.00	133,141.00	-
3092-Total					-	133,141.00	133,141.00	133,141.00	133,141.00	-
3093 RQ005004015 Narciso Varona			1430.01	Architectural & Engineering Fees	-	304,419.08	304,419.08	304,419.08	190,832.77	-
				Consultant Fees	-	9,473.65	9,473.65	9,473.65	9,473.65	-
				Inspection Cost	-	305,560.79	305,560.79	305,560.79	34,074.98	-
				Permit Fees	-	11,173.00	11,173.00	11,173.00		-
			1450.00	Site Improvement	-	1,726,762.10	1,726,762.10	1,726,762.10	162,203.34	-
			1460.00	Dwelling Structure	-	5,162,265.88	5,161,703.16	5,161,703.16	571,682.61	-
			1470.00	Nondwelling Structures	-	341,886.46	341,886.46	341,886.46		-
			1475.00	Nondwelling Equipment	-	1,400.00	1,400.00	1,400.00		-
			1495.01	Relocation Costs	-	432,802.28	432,802.28	432,802.28	323,812.52	-
3093 Total					-	8,295,743.24	8,295,180.52	8,295,180.52	1,292,079.87	-
3094 RQ005007002 Padre Rivera			1410.00	Sundry	-	111.17	111.17	111.17	111.17	-
			1430.01	Architectural & Engineering Fees	-	757.50	757.50	757.50		-
				Consultant Fees	-	49,042.00	49,042.00	49,042.00	24,303.00	-
			1450.00	Site Improvement	-	(0.30)	(0.30)	(0.30)	(0.30)	-
			1460.00	Dwelling Structure	-	109,566.24	109,566.24	109,566.24	-	-
			1495.01	Relocation Costs	-	60,858.02	60,858.02	60,858.02	3,840.99	-
3094 Total					-	220,334.63	220,334.63	220,334.63	28,254.86	-
3095 RQ005005019 Pedro Rosario Nieves			1408.00	Management Improvement	-	35,403.08	35,403.08	35,403.08	35,403.08	-
			1410.00	Work - MH Contribution	-	114,658.39	114,658.39	114,658.39	114,658.39	-
			1430.01	Consultant Fees	-	137,299.86	137,299.86	137,299.86	134,599.86	-
				Inspection Cost	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	36,959.00	36,959.00	36,959.00	24,199.00	-
			1495.01	Relocation Costs	-	26,267.32	26,267.32	26,267.32	(29,611.77)	-
			9001.00	Debt Service Charge	-	743,589.29	743,589.29	743,589.29	743,589.29	-
3095 Total					-	1,094,176.94	1,094,176.94	1,094,176.94	1,022,837.85	-
3097 RQ005002003 Trina Padilla de Sanz			1408.00	Management Improvement	-	10,325.10	10,325.10	10,325.10	10,325.10	-
			1410.00	Legal Expense	-	11,925.00	11,925.00	11,925.00	10,725.00	-
				Work - MH Contribution	-	146,069.80	146,069.80	146,069.80	146,069.80	-
			1430.01	Architectural & Engineering Fees	-	463.48	463.48	463.48	463.48	-
				Consultant Fees	-	24,710.35	24,710.35	24,710.35	24,710.35	-
				Inspection Cost	-	1,390.50	1,390.50	1,390.50		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	87,568.00	87,568.00	87,568.00	42,563.00	-
			1495.01	Relocation Costs	-	8,629.86	8,629.86	8,629.86		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3097 RQ005002003 Trina Padilla de Sanz			9001.00	Debt Service Charge	-	918,618.76	918,618.76	918,618.76	918,618.76	-
3097 Total					-	1,209,700.85	1,209,700.85	1,209,700.85	1,153,475.49	-
3098 RQ005004014 Luis C. Echevarría			1450.00	Site Improvement	-	250.00	250.00	250.00		-
3098 Total					-	250.00	250.00	250.00		-
3099 RQ005002004 Antonio Márquez Arbona			1408.00	Management Improvement	-	4,884.61	4,884.61	4,884.61		-
			1430.01	Architectural & Engineering Fees	-	-	-	-	-	-
				Consultant Fees	-	353,508.52	353,508.52	353,508.52	7,322.81	-
				Inspection Cost	-	224,251.99	224,251.99	224,251.99	40,743.92	-
				Permit Fees	-	3,446.00	3,446.00	3,446.00		-
			1450.00	Site Improvement	-	848,269.60	848,269.60	848,269.60		-
			1460.00	Dwelling Structure	-	1,913,323.48	1,913,323.48	1,913,323.48		-
			1470.00	Nondwelling Structures	-	17,941.90	17,941.90	17,941.90		-
			1495.01	Relocation Costs	-	3,935.00	3,935.00	3,935.00		-
3099 Total					-	3,369,561.10	3,369,561.10	3,369,561.10	48,066.73	-
3100 RQ005001005 Agustín Stahl			1430.01	Architectural & Engineering Fees	-	566,193.03	566,193.03	566,193.03	210,200.00	-
				Consultant Fees	-	873,083.51	873,083.51	873,083.51		-
			1450.00	Site Improvement	-	1,634,084.82	1,634,084.82	1,634,084.82		-
			1460.00	Dwelling Structure	-	393,213.78	393,213.78	393,213.78		-
3100 Total					-	3,466,575.14	3,466,575.14	3,466,575.14	210,200.00	-
3101 RQ005002005 Bella Vista			1408.00	Management Improvement	-	13,342.56	13,342.56	13,342.56	13,342.56	-
			1430.01	Consultant Fees	-	-	-	-	-	-
				Inspection Cost	-	260.64	260.64	260.64		-
			1450.00	Site Improvement	-	8,144.52	8,144.52	8,144.52		-
3101 Total					-	21,747.72	21,747.72	21,747.72	13,342.56	-
3102 RQ005003018 Juana Matos I			1408.00	Management Improvement	-	1,329.06	1,329.06	1,329.06		-
			1410.00	Sundry	-	171.03	171.03	171.03	171.03	-
			1495.01	Relocation Costs	-	40,801.06	40,801.06	40,801.06		-
3102 Total					-	42,301.15	42,301.15	42,301.15	171.03	-
3103 RQ005006014 Manuel Martorell			1408.00	Management Improvement	-	53,512.30	53,512.30	53,512.30		-
			1450.00	Site Improvement	-	0.01	0.01	0.01		-
3103 Total					-	53,512.31	53,512.31	53,512.31		-
3105 RQ005010020 Ext. Manuel A. Pérez			1430.01	Architectural & Engineering Fees	-	956,631.72	956,631.72	956,631.72	956,631.72	-
				Consultant Fees	-	1,034,548.10	1,034,548.10	1,034,548.10	58,444.62	-
				Inspection Cost	-	297,258.85	297,258.85	297,258.85	30,929.62	-
				Permit Fees	-	27,720.00	27,720.00	27,720.00	27,682.00	-
			1450.00	Site Improvement	-		567,843.49	567,843.49		-
			1460.00	Dwelling Structure	-	2,257,292.22	1,485,536.04	1,485,536.04		-
			1470.00	Nondwelling Structures	-		203,912.69	203,912.69		-
			1495.01	Relocation Costs	-	159,496.00	159,496.00	159,496.00	158,615.21	-
3105 Total					-	4,732,946.89	4,732,946.89	4,732,946.89	1,232,303.17	-

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number

Capital Fund Program Grant No: RQ46P005-501-07

Replacement Housing Factor Grant No:

Federal FY of Grant: CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
4003	RQ005008009	Franklin Delano Roosevelt	1430.01	Architectural & Engineering Fees	-	774,953.92	774,953.92	774,953.92	-	-
				Consultant Fees	-	4,600.00	4,600.00	4,600.00		-
4003 Total					-	779,553.92	779,553.92	779,553.92	-	-
4004	RQ005008010	Sábalos Gardens	1430.01	Consultant Fees	-	0.02	0.02	0.02		-
4004 Total					-	0.02	0.02	0.02		-
4005	RQ005008010	Sábalos Gardens	9001.00	Debt Service Charge	-	27,968.67	27,968.67	27,968.67	27,968.67	-
4005 Total					-	27,968.67	27,968.67	27,968.67	27,968.67	-
4009	RQ005008014	Manuel Hernández Rösa ((	1408.00	Management Improvement	-	27,250.34	27,250.34	27,250.34	27,250.34	-
4009 Total					-	27,250.34	27,250.34	27,250.34	27,250.34	-
4011	RQ005008016	Rafael Hernández	1408.00	Management Improvement	-	-	-	-	-	-
			1430.01	Architectural & Engineering Fees	-	228,834.81	429,508.21	429,508.21	204,841.80	-
				Consultant Fees	-	1,679,154.61	1,679,154.61	1,679,154.61	14,375.00	-
				Inspection Cost	-	600,340.14	600,340.14	600,340.14		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
4011 Total					-	2,508,329.56	2,709,002.96	2,709,002.96	219,216.80	-
5001	RQ005010021	Juan César Cordero Dávila	1408.00	Management Improvement	-	1,810.36	1,810.36	1,810.36		-
			1430.01	Inspection Cost	-	19,500.00	19,500.00	19,500.00		-
			1450.00	Site Improvement	-	6.64	6.64	6.64		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	26,210.00	26,210.00	26,210.00		-
5001 Total					-	47,527.00	47,527.00	47,527.00		-
5002	RQ005003019	Juana Matos II	1408.00	Management Improvement	-	6,199.47	6,199.47	6,199.47		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	32,175.00	32,175.00	32,175.00		-
5002 Total					-	38,374.47	38,374.47	38,374.47		-
5005	RQ005008017	Mar y Sol	1410.00	Sundry	-	53.02	53.02	53.02	53.02	-
			1430.01	Consultant Fees	-	0.05	0.05	0.05		-
5005 Total					-	53.07	53.07	53.07	53.02	-
5006	RQ005009021	Los Rosales	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	2,933.00	2,933.00	2,933.00	2,933.00	-
5006 Total					-	2,933.00	2,933.00	2,933.00	2,933.00	-
5007	RQ005010022	Jardines Sellés I	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5007 Total					-	-	-	-		-
5008	RQ005003020	Juana Matos III	1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	27,675.00	27,675.00	27,675.00		-
5008 Total					-	27,675.00	27,675.00	27,675.00		-
5009	RQ005005003	Sabana Abajo	1408.00	Management Improvement	-	31,329.01	31,329.01	31,329.01	31,329.01	-
5009 Total					-	31,329.01	31,329.01	31,329.01	31,329.01	-
5010	RQ005004006	Brisas del Turabo I	1475.00	Nondwelling Equipment	-	2,210.00	2,210.00	2,210.00	2,210.00	-
			1495.01	Relocation Costs	-	122,303.73	122,303.73	122,303.73		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5010 Total					-	124,513.73	124,513.73	124,513.73	2,210.00	-
	5011 RQ005010023 Jardines del Paraíso		1410.00	Legal Expense	-	23,510.00	23,510.00	23,510.00	9,512.50	-
			1430.01	Consultant Fees	-	15,544.65	15,544.65	15,544.65	15,544.65	-
			1460.00	Dwelling Structure	-	4,349,389.58	4,349,389.58	4,349,389.58	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-	-	-
			1495.01	Relocation Costs	-	2,363.66	2,363.66	2,363.66	-	-
5011 Total					-	4,390,807.89	4,390,807.89	4,390,807.89	25,057.15	-
	5012 RQ005008018 Sábalos Nuevos (Ext. Sáb		1410.00	Work - MH Contribution	-	147,701.58	147,701.58	147,701.58	147,701.58	-
			1430.01	Consultant Fees	-	190,910.46	190,910.46	190,910.46	190,910.46	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	71,402.00	71,402.00	71,402.00	71,402.00	-
			1495.01	Relocation Costs	-	53,370.00	53,370.00	53,370.00	-	-
			9001.00	Debt Service Charge	-	1,207,114.36	1,207,114.36	1,207,114.36	1,207,114.36	-
5012 Total					-	1,670,498.40	1,670,498.40	1,670,498.40	1,617,128.40	-
	5014 RQ005001006 Juan García Ducos		1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-	-	-
5014 Total					-	-	-	-	-	-
	5015 RQ005010025 Las Gladiolas I		1460.00	Dwelling Structure	-	18,948.91	18,948.91	18,948.91	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	500.00	500.00	500.00	-	-
			1470.00	Nondwelling Structures	-	2,951.92	2,951.92	2,951.92	-	-
			1495.01	Relocation Costs	-	414,044.31	414,044.31	414,044.31	358,220.04	-
5015 Total					-	436,445.14	436,445.14	436,445.14	358,220.04	-
	5016 RQ005010026 Alejandrino		1430.01	Inspection Cost	-	5,000.00	5,000.00	5,000.00	-	-
			1460.00	Dwelling Structure	-	7,843.00	7,843.00	7,843.00	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	75,230.00	75,230.00	75,230.00	75,230.00	-
5016 Total					-	88,073.00	88,073.00	88,073.00	75,230.00	-
	5017 RQ005010027 San Martín		1410.00	Sundry	-	128.27	128.27	128.27	128.27	-
			1430.01	Consultant Fees	-	6,160.00	6,160.00	6,160.00	6,160.00	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	368,000.00	368,000.00	368,000.00	-	-
			1495.01	Relocation Costs	-	382,798.02	382,798.02	382,798.02	700.51	-
5017 Total					-	757,086.29	757,086.29	757,086.29	6,988.78	-
	5019 RQ005004007 Brisas del Turabo II		1475.00	Nondwelling Equipment	-	2,210.00	2,210.00	2,210.00	2,210.00	-
			1495.01	Relocation Costs	-	97,898.04	97,898.04	97,898.04	-	-
5019 Total					-	100,108.04	100,108.04	100,108.04	2,210.00	-
	5020 RQ005007003 Pedro J. Palou		1408.00	Management Improvement	-	31,350.81	31,350.81	31,350.81	31,350.81	-
			1430.01	Inspection Cost	-	57,073.00	57,073.00	57,073.00	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	57,819.00	57,819.00	57,819.00	54,290.00	-
5020 Total					-	146,242.81	146,242.81	146,242.81	85,640.81	-
	5022 RQ005009022 La Ceiba		1410.00	Work - MH Contribution	-	132,496.96	132,496.96	132,496.96	132,496.96	-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5022 RQ005009022 La Ceiba			1430.01	Architectural & Engineering Fees	-	4,170.65	4,170.65	4,170.65	4,170.65	-
				Consultant Fees	-	3,977.65	3,977.65	3,977.65	3,977.65	-
			1450.00	Site Improvement	-	57,286.80	57,286.80	57,286.80		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	59,675.00	59,675.00	59,675.00	59,675.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
			1495.01	Relocation Costs	-	33,503.33	33,503.33	33,503.33		-
			9001.00	Debt Service Charge	-	1,157,829.81	1,157,829.81	1,157,829.81	1,157,829.81	-
5022 Total					-	1,448,940.20	1,448,940.20	1,448,940.20	1,358,150.07	-
5023 RQ005010028 San Fernando			1410.00	Work - MH Contribution	-	120,523.58	120,523.58	120,523.58	120,523.58	-
			1430.01	Consultant Fees	-	17,015.49	17,015.49	17,015.49	17,015.49	-
				Inspection Cost	-	5,000.00	5,000.00	5,000.00		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	29,461.24	29,461.24	29,461.24	15,309.59	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	19,414.00	19,414.00	19,414.00	19,414.00	-
			1495.01	Relocation Costs	-	6.87	6.87	6.87		-
			9001.00	Debt Service Charge	-	1,182,407.39	1,182,407.39	1,182,407.39	1,182,407.39	-
5023 Total					-	1,373,828.57	1,373,828.57	1,373,828.57	1,354,670.05	-
5024 RQ005001007 Bernardino Villanueva			1408.00	Management Improvement	-	24,967.37	24,967.37	24,967.37	24,967.37	-
5024 Total					-	24,967.37	24,967.37	24,967.37	24,967.37	-
5025 RQ005003021 Las Palmas			1408.00	Management Improvement	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	67,050.00	67,050.00	67,050.00		-
			1475.00	Nondwelling Equipment, Computer Equipment	-	38,500.00	38,500.00	38,500.00		-
				Nondwelling Equipment, Office Furniture & Equipm	-	5,207.50	5,207.50	5,207.50		-
5025 Total					-	110,757.50	110,757.50	110,757.50		-
5026 RQ005010029 Los Lirios			1430.01	Consultant Fees	-	334,743.59	334,743.59	334,743.59	4,401.75	-
			1475.00	Nondwelling Equipment	-	-	-	-		-
				Nondwelling Equipment, Office Furniture & Equipm	-	2,871.78	2,871.78	2,871.78	2,871.78	-
			1495.01	Relocation Costs	-	349,462.72	349,462.72	349,462.72	346,035.82	-
5026 Total					-	687,078.09	687,078.09	687,078.09	353,309.35	-
5027 RQ005006005 Jardines de Montellano			1408.00	Management Improvement	-	23,031.53	23,031.53	23,031.53	23,031.53	-
			1410.00	Work - MH Contribution	-	5,475.86	5,475.86	5,475.86	5,475.86	-
			1430.01	Architectural & Engineering Fees	-	1,546.13	1,546.13	1,546.13	1,546.13	-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	-	-	-		-
			1495.01	Relocation Costs	-	2,969.00	2,969.00	2,969.00		-
			9001.00	Debt Service Charge	-	169,676.73	169,676.73	169,676.73	10,628.93	-
5027 Total					-	124,625.30	124,625.30	124,625.30	124,625.30	-
5028 RQ005009035 Santa Catalina			1430.01	Architectural & Engineering Fees	-	327,324.55	327,324.55	327,324.55	165,307.75	-
						63,719.76	63,719.76	63,719.76	17,000.00	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5028	RQ005009035	Santa Catalina	1430.01	Consultant Fees	-	365,680.98	365,680.98	365,680.98		-
			1450.00	Site Improvement	-	2,520,660.43	2,520,660.43	2,520,660.43		-
			1460.00	Dwelling Structure	-	1,739,543.01	1,547,729.03	1,547,729.03		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,250.00	1,250.00	1,250.00		-
			1495.01	Relocation Costs	-	137,773.34	137,773.34	137,773.34	97,106.92	-
5028 Total					-	4,828,627.52	4,636,813.54	4,636,813.54	114,106.92	-
5030	RQ005010021	Jardines de Quintana	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	800.00	800.00	800.00		-
5030 Total					-	800.00	800.00	800.00		-
5031	RQ005010030	Jardines de Campo Rico	1410.00	Work - MH Contribution	-	149,914.13	149,914.13	149,914.13	149,914.13	-
			1430.01	Architectural & Engineering Fees	-	220.20	220.20	220.20	220.20	-
				Consultant Fees	-	9,032.31	9,032.31	9,032.31	9,032.31	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	54,859.00	54,859.00	54,859.00	51,088.00	-
			1495.01	Relocation Costs	-	6,396.67	-	-		-
			9001.00	Debt Service Charge	-	748,899.13	748,899.13	748,899.13	748,899.13	-
5031 Total					-	969,321.44	962,924.77	962,924.77	959,153.77	-
5033	RQ005010031	El Trébol	1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	4,725.00	4,725.00	4,725.00	4,725.00	-
5033 Total					-	4,725.00	4,725.00	4,725.00	4,725.00	-
5034	RQ005010032	Alturas de Cupey	1430.01	Architectural & Engineering Fees	-	125,885.41	125,885.41	125,885.41		-
				Consultant Fees	-	1,449.00	1,449.00	1,449.00		-
				Inspection Cost	-	5,000.00	5,000.00	5,000.00		-
				Permit Fees	-	21,250.00	21,250.00	21,250.00		-
			1460.00	Dwelling Structure	-	3,600.00	3,600.00	3,600.00	-	-
5034 Total					-	157,184.41	157,184.41	157,184.41	-	-
5035	RQ005010033	Villa Esperanza	1430.01	Consultant Fees	-	131,163.45	131,163.45	131,163.45	118,579.06	-
				Inspection Cost	-	5,000.00	5,000.00	5,000.00		-
			1450.00	Site Improvement	-	3,291.20	3,291.20	3,291.20		-
			1460.00	Dwelling Structure	-	19,495.93	19,495.93	19,495.93	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	97,939.00	97,939.00	97,939.00	97,939.00	-
			1495.01	Relocation Costs	-	22,327.94	22,327.94	22,327.94	-	-
5035 Total					-	279,217.52	279,217.52	279,217.52	216,518.06	-
5037	RQ005003022	Jardines de Cataño	1408.00	Management Improvement	-	14.30	14.30	14.30		-
			1410.00	Work - MH Contribution	-	164.36	164.36	164.36	164.36	-
			1430.01	Consultant Fees	-	21,723.96	21,723.96	21,723.96	21,723.96	-
			1460.00	Dwelling Structure	-	35,100.00	35,100.00	35,100.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	130,523.00	130,523.00	130,523.00	92,880.00	-
			1495.01	Relocation Costs	-	9,835.82	9,835.82	9,835.82	(8,748.33)	-
			9001.00	Debt Service Charge	-	776,418.60	776,418.60	776,418.60	776,418.60	-
5037 Total					-	973,780.04	973,780.04	973,780.04	882,438.59	-
5038	RQ005010034	Las Margaritas III	1410.00	Legal Expense	-	15,616.66	15,616.66	15,616.66		-
			1450.00	Site Improvement	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5038 RQ005010034 Las Margaritas III			1460.00	Dwelling Structure	-	-	-	-		-
5038 Total					-	15,616.66	15,616.66	15,616.66		-
5039 RQ005010036 Jard. de Monte Hatillo			1410.00	Legal Expense	-	83,842.90	83,842.90	83,842.90	42,800.89	-
			1460.00	Dwelling Structure	-	198,702.25	198,702.25	198,702.25		-
5039 Total					-	282,545.15	282,545.15	282,545.15	42,800.89	-
5040 RQ005010037 Jardines Sellés II			1430.01	Consultant Fees	-	2,849.65	2,849.65	2,849.65		-
			1450.00	Site Improvement	-	11,359.00	11,359.00	11,359.00	-	-
			1460.00	Dwelling Structure	-	362,805.18	362,805.18	362,805.18	-	-
			1495.01	Relocation Costs	-	21,967.66	21,967.66	21,967.66		-
5040 Total					-	398,981.49	398,981.49	398,981.49	-	-
5042 RQ005006012 El Edén			1430.01	Architectural & Engineering Fees	-	1,166.37	1,166.37	1,166.37		-
5042 Total					-	1,166.37	1,166.37	1,166.37		-
5048 RQ005006018 Carioca			1410.00	Work - MH Contribution	-	73,259.79	73,259.79	73,259.79	73,259.79	-
			1430.01	Consultant Fees	-	268,837.83	268,837.83	268,837.83	268,837.83	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	47,710.00	47,710.00	47,710.00	47,710.00	-
			1470.00	Nondwelling Structures	-	59,686.60	59,686.60	59,686.60	59,686.60	-
			1475.00	Nondwelling Equipment	-	2,204.67	2,204.67	2,204.67	2,154.00	-
			1495.01	Relocation Costs	-	138,216.00	138,216.00	138,216.00	7,050.00	-
			9001.00	Debt Service Charge	-	1,373,417.76	1,373,417.76	1,373,417.76	1,373,417.76	-
5048 Total					-	1,963,332.65	1,963,332.65	1,963,332.65	1,832,115.98	-
5051 RQ005004008 Caguax			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	11,461.00	11,461.00	11,461.00	11,461.00	-
5051 Total					-	11,461.00	11,461.00	11,461.00	11,461.00	-
5053 RQ005008019 Ramírez de Arellano			1430.01	Architectural & Engineering Fees	-	111,494.20	111,494.20	111,494.20	-	-
				Consultant Fees	-	2,817.64	2,817.64	2,817.64	2,817.64	-
				Inspection Cost	-	118,000.00	118,000.00	118,000.00		-
			1450.00	Site Improvement	-	205,238.86	205,238.86	205,238.86		-
			1460.00	Dwelling Structure	-	579,824.46	583,203.44	583,203.44	37,324.34	-
			1470.00	Nondwelling Structures	-	94,003.03	90,624.05	90,624.05	62,791.61	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	2,701.00	2,701.00	2,701.00	2,701.00	-
			1495.01	Relocation Costs	-	51,709.00	51,709.00	51,709.00	51,709.00	-
5053 Total					-	1,165,788.19	1,165,788.19	1,165,788.19	157,343.59	-
5056 RQ005003026 Los Alamos			1495.01	Relocation Costs	-	-	-	-		-
5056 Total					-	-	-	-		-
5057 RQ005005004 Los Mirtos			1410.00	Work - MH Contribution	-	307,342.85	307,342.85	307,342.85	307,342.85	-
			1430.01	Consultant Fees	-	85,994.79	85,994.79	85,994.79	85,994.79	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	14,867.00	14,867.00	14,867.00	14,867.00	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5057 RQ005005004 Los Mirtos			1495.01	Relocation Costs	-	63,121.19	63,121.19	63,121.19		-
			9001.00	Debt Service Charge	-	1,262,931.43	1,262,931.43	1,262,931.43	1,262,931.43	-
5057 Total					-	1,734,257.26	1,734,257.26	1,734,257.26	1,671,136.07	-
5064 RQ005004016 Colinas de Magnolia			1408.00	Management Improvement	-	-	-	-		-
			1410.00	Legal Expense	-	7,500.00	7,500.00	7,500.00		-
				Work - MH Contribution	-	210.48	210.48	210.48	210.48	-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	277,547.24	277,547.24	277,547.24	215,870.05	-
				Inspection Cost	-	4,955.19	4,955.19	4,955.19		-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	698.00	698.00	698.00	(0.00)	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	100.00	100.00	100.00		-
			1470.00	Nondwelling Structures	-	27,677.97	27,677.97	27,677.97	27,677.97	-
			1475.00	Nondwelling Equipment	-	2,306.00	2,306.00	2,306.00	2,306.00	-
			1495.01	Relocation Costs	-	132,134.05	8,247.80	8,247.80	8,247.80	-
			9001.00	Debt Service Charge	-	693,268.99	693,268.99	693,268.99	693,268.99	-
RQ005010007 Colinas de Magnolia			1495.01	Relocation Costs	-		123,886.25	123,886.25		-
5064 Total					-	1,146,397.92	1,146,397.92	1,146,397.92	947,581.29	-
5066 RQ005004009 Turabo Heights			1410.00	Work - MH Contribution	-	101,727.32	101,727.32	101,727.32	101,727.32	-
			1430.01	Consultant Fees	-	3,268.38	3,268.38	3,268.38	3,268.38	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	29,046.00	29,046.00	29,046.00	29,046.00	-
			1475.00	Nondwelling Equipment	-	2,243.00	2,243.00	2,243.00	2,243.00	-
			1495.01	Relocation Costs	-	203,504.81	203,504.81	203,504.81	8,447.38	-
			9001.00	Debt Service Charge	-	769,674.35	769,674.35	769,674.35	769,674.35	-
5066 Total					-	1,109,463.86	1,109,463.86	1,109,463.86	914,406.43	-
5067 RQ005009035 Ext. Santa Catalina			1410.00	Nontechnical Salaries	-	1,140.91	1,140.91	1,140.91		-
				Work - MH Contribution	-	2,047.87	2,047.87	2,047.87	2,047.87	-
			1430.01	Consultant Fees	-	40,882.99	40,882.99	40,882.99	40,882.99	-
			1450.00	Site Improvement	-	48.81	48.81	48.81		-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	11.60	11.60	11.60		-
			1495.01	Relocation Costs	-	500.00	500.00	500.00		-
			9001.00	Debt Service Charge	-	177,369.61	177,369.61	177,369.61	177,369.61	-
5067 Total					-	222,001.79	222,001.79	222,001.79	220,300.47	-
5068 RQ005010038 Las Amapolas			1410.00	Legal Expense	-	26,701.98	26,701.98	26,701.98		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	4,495.58	4,495.58	4,495.58		-
				Inspection Cost	-	5,000.00	5,000.00	5,000.00		-
			1460.00	Dwelling Structure	-	8,576.90	8,576.90	8,576.90		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5068	RQ005010038	Las Amapolas	1495.01	Relocation Costs	-	9,460.69	9,460.69	9,460.69		-
			9001.00	Debt Service Charge	-	1,529.13	1,529.13	1,529.13	1,529.13	-
5068 Total					-	55,764.28	55,764.28	55,764.28	1,529.13	-
5070	RQ005010040	Leopoldo Figueroa	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	107,416.00	107,416.00	107,416.00	107,416.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,575.00	1,575.00	1,575.00	1,575.00	-
5070 Total					-	108,991.00	108,991.00	108,991.00	108,991.00	-
5071	RQ005010041	Beatriz Lasalle	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	55,516.00	55,516.00	55,516.00	50,163.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,177.00	1,177.00	1,177.00	1,177.00	-
5071 Total					-	56,693.00	56,693.00	56,693.00	51,340.00	-
5075	RQ005005005	Lagos de Blasina	1410.00	Work - MH Contribution	-	217,190.33	217,190.33	217,190.33	217,190.33	-
			1430.01	Consultant Fees	-	129,332.99	129,332.99	129,332.99	102,001.35	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	11,696.00	11,696.00	11,696.00	11,696.00	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	23,963.60	23,963.60	23,963.60	(34,722.16)	-
			9001.00	Debt Service Charge	-	731,946.92	731,946.92	731,946.92	731,946.92	-
5075 Total					-	1,114,129.84	1,114,129.84	1,114,129.84	1,028,112.44	-
5076	RQ005005006	Cataño Gardens	1410.00	Work - MH Contribution	-	202,178.10	202,178.10	202,178.10	202,178.10	-
			1430.01	Consultant Fees	-	202,206.85	202,206.85	202,206.85	202,206.85	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-		-
			1495.01	Relocation Costs	-	(849.99)	(849.99)	(849.99)	(850.00)	-
			9001.00	Debt Service Charge	-	442,937.96	442,937.96	442,937.96	442,937.96	-
5076 Total					-	846,472.92	846,472.92	846,472.92	846,472.91	-
5077	RQ005010042	La Rosa	1430.01	Architectural & Engineering Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1495.01	Relocation Costs	-	170.00	170.00	170.00		-
5077 Total					-	170.00	170.00	170.00		-
5080	RQ005010043	Jardines de Cupey	1410.00	Legal Expense	-	9,750.00	9,750.00	9,750.00	390.00	-
				Work - MH Contribution	-	97,966.96	97,966.96	97,966.96	97,966.96	-
			1430.01	Consultant Fees	-	13,015.52	13,015.52	13,015.52	13,015.52	-
			1450.00	Site Improvement	-	4,035.68	4,035.68	4,035.68	-	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	34,162.00	34,162.00	34,162.00	34,162.00	-
			1495.01	Relocation Costs	-	9,494.50	9,494.50	9,494.50		-
			9001.00	Debt Service Charge	-	1,189,159.87	1,189,159.87	1,189,159.87	1,189,159.87	-
5080 Total					-	1,357,584.53	1,357,584.53	1,357,584.53	1,334,694.35	-
5082	RQ005005008	Alturas de Country Club	1410.00	Work - MH Contribution	-	146.72	146.72	146.72	146.72	-
			1495.01	Relocation Costs	-	100,600.34	100,600.34	100,600.34	(4,838.33)	-
			9001.00	Debt Service Charge	-	436,187.51	436,187.51	436,187.51	436,187.51	-

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Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5082 Total					-	536,934.57	536,934.57	536,934.57	431,495.90	-
5088 RQ005009023 Lirios del Sur			1410.00	Legal Expense	-	14,150.00	14,150.00	14,150.00	6,825.00	-
				Sundry	-	171.03	171.03	171.03	171.03	-
			1430.01	Architectural & Engineering Fees	-	12,365.99	12,365.99	12,365.99	12,365.99	-
				Consultant Fees	-	91,573.59	91,573.59	91,573.59	26,105.21	-
				Inspection Cost	-	184,523.62	184,523.62	184,523.62	145,121.12	-
			1450.00	Site Improvement	-	3,753,783.87	3,753,783.87	3,753,783.87	1,638,963.23	-
			1460.00	Dwelling Structure	-	7,355,112.52	7,355,112.52	7,355,112.52	3,041,980.06	-
			1470.00	Nondwelling Structures	-	213,079.63	213,079.63	213,079.63	22,997.75	-
			1495.01	Relocation Costs	-	-	-	-	-	-
5088 Total					-	11,624,760.25	11,624,760.25	11,624,760.25	4,894,529.39	-
5089 RQ005009024 Perla del Caribe			1430.01	Inspection Cost	-	1,570.00	1,570.00	1,570.00		-
			1450.00	Site Improvement	-	16,431.08	16,431.08	16,431.08	-	-
			1460.00	Dwelling Structure	-	165.80	165.80	165.80	-	-
			1470.00	Nondwelling Structures	-	190,707.87	190,707.87	190,707.87	190,707.87	-
			1495.01	Relocation Costs	-	85,770.38	85,770.38	85,770.38	85,770.38	-
5089 Total					-	294,645.13	294,645.13	294,645.13	276,478.25	-
5090 RQ005004019 Jardines de Judely			1410.00	Work - MH Contribution	-	98.25	98.25	98.25	98.25	-
			1430.01	Consultant Fees	-	6,715.00	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	500.00	500.00	500.00		-
			1475.00	Nondwelling Equipment	-	2,230.00	2,154.00	2,154.00	2,154.00	-
			1495.01	Relocation Costs	-	74,970.78	21,703.00	21,703.00		-
			9001.00	Debt Service Charge	-	161,911.13	161,911.13	161,911.13	161,911.13	-
RQ005010007 Jardines de Judely			1430.01	Consultant Fees	-		6,715.00	6,715.00		-
			1475.00	Nondwelling Equipment	-		76.00	76.00		-
			1495.01	Relocation Costs	-		53,267.78	53,267.78		-
5090 Total					-	246,425.16	246,425.16	246,425.16	164,163.38	-
5092 RQ005004020 La Lorenzana			1410.00	Work - MH Contribution	-	79,373.00	79,373.00	79,373.00	79,373.00	-
			1430.01	Consultant Fees	-	152,907.34	152,907.34	152,907.34	152,907.34	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	30,422.00	30,422.00	30,422.00	30,422.00	-
			9001.00	Debt Service Charge	-	385,635.98	385,635.98	385,635.98	385,635.98	-
5092 Total					-	648,338.32	648,338.32	648,338.32	648,338.32	-
5093 RQ005003006 Brisas de Bayamón			1408.00	Management Improvement	-	-	-	-	-	-
			1430.01	Consultant Fees	-	116,575.05	116,575.05	116,575.05	116,575.05	-
				Inspection Cost	-	206,992.00	206,992.00	206,992.00	206,992.00	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	72,959.00	72,959.00	72,959.00	72,959.00	-
5093 Total					-	396,526.05	396,526.05	396,526.05	396,526.05	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5094	RQ005003007	Las Gardenias	1495.01	Relocation Costs	-	-	-	-		-
5094 Total					-	-	-	-		-
5095	RQ005	Las Terrazas	1430.01	Architectural & Engineering Fees	-	1,425.00	1,425.00	1,425.00	1,425.00	-
				Consultant Fees	-	7,483.22	7,483.22	7,483.22	7,483.22	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1499.00	Development Activities	-	16,599.08	16,599.08	16,599.08	16,599.08	-
				Development Activities-Design-design	-	2,504.53	2,504.53	2,504.53		-
5095 Total					-	28,011.83	28,011.83	28,011.83	25,507.30	-
5096	RQ005003008	La Alhambra	1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	3,107.45	3,107.45	3,107.45	2,115.00	-
			1450.00	Site Improvement	-	324,991.55	324,991.55	324,991.55		-
			1460.00	Dwelling Structure	-	1,235,354.27	1,235,354.27	1,235,354.27		-
			1470.00	Nondwelling Structures	-	89,271.95	89,271.95	89,271.95		-
			1475.00	Nondwelling Equipment	-	1,501.21	1,501.21	1,501.21		-
			1495.01	Relocation Costs	-	231,607.45	231,607.45	231,607.45	185,985.66	-
5096 Total					-	1,885,833.88	1,885,833.88	1,885,833.88	188,100.66	-
5097	RQ005010044	Emiliano Poi	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	112,490.00	112,490.00	112,490.00	112,490.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,575.00	1,575.00	1,575.00	1,575.00	-
5097 Total					-	114,065.00	114,065.00	114,065.00	114,065.00	-
5098	RQ005002016	Hatillo del Mar (Oscar Colo	1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	41,131.00	41,131.00	41,131.00	41,131.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
5098 Total					-	41,131.00	41,131.00	41,131.00	41,131.00	-
5099	RQ005010045	El Prado	1410.00	Legal Expense	-	28,887.50	28,887.50	28,887.50		-
			1495.01	Relocation Costs	-	-	-	-		-
5099 Total					-	28,887.50	28,887.50	28,887.50		-
5100	RQ005001013	Alturas de Isabela	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5100 Total					-	-	-	-		-
5101	RQ005005009	La Esmeralda	1410.00	Work - MH Contribution	-	100,684.27	100,684.27	100,684.27	100,684.27	-
			1430.01	Architectural & Engineering Fees	-	2,696.17	2,696.17	2,696.17	2,696.17	-
				Consultant Fees	-	85,179.07	85,179.07	85,179.07	85,179.07	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	9,632.00	9,632.00	9,632.00	9,632.00	-
			1495.01	Relocation Costs	-	(6,858.44)	(6,858.44)	(6,858.44)	(16,271.47)	-
			9001.00	Debt Service Charge	-	313,059.15	313,059.15	313,059.15	313,059.15	-
5101 Total					-	504,392.22	504,392.22	504,392.22	494,979.19	-
5102	RQ005005010	El Coral	1410.00	Work - MH Contribution	-	76,586.35	76,586.35	76,586.35	76,586.35	-
			1430.01	Consultant Fees	-	277,313.32	277,313.32	277,313.32	277,313.32	-
			1450.00	Site Improvement	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5102 RQ005005010 El Coral			1495.01	Relocation Costs	-	32,398.22	32,398.22	32,398.22	(6,413.92)	-
			9001.00	Debt Service Charge	-	262,026.12	262,026.12	262,026.12	262,026.12	-
5102 Total					-	648,324.01	648,324.01	648,324.01	609,511.87	-
5103 RQ005005011 Torres de Sabana			1430.01	Inspection Cost	-	505.00	505.00	505.00		-
			1460.00	Dwelling Structure	-	4,165.20	4,165.20	4,165.20		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	6,528.00	6,528.00	6,528.00		-
5103 Total					-	11,198.20	11,198.20	11,198.20		-
5104 RQ005002018 Los Murales			1430.01	Inspection Cost	-	64,403.97	64,403.97	64,403.97	51,200.00	-
			1450.00	Site Improvement	-	76,255.10	76,255.10	76,255.10	-	-
			1460.00	Dwelling Structure	-	137,956.89	137,956.89	137,956.89	131,256.83	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	104,995.00	104,995.00	104,995.00	104,995.00	-
5104 Total					-	383,610.96	383,610.96	383,610.96	287,451.83	-
5105 RQ005002029 Las Violetas			1410.00	Work - MH Contribution	-	58,404.63	58,404.63	58,404.63	58,404.63	-
			1430.01	Architectural & Engineering Fees	-	1,228.51	1,228.51	1,228.51	1,228.51	-
				Consultant Fees	-	42,562.56	42,562.56	42,562.56	42,562.56	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	38,591.00	38,591.00	38,591.00	38,591.00	-
			1475.00	Nondwelling Equipment	-	2,230.00	2,230.00	2,230.00	2,230.00	-
			1495.01	Relocation Costs	-	107,549.96	107,549.96	107,549.96	13,346.90	-
			9001.00	Debt Service Charge	-	425,061.68	425,061.68	425,061.68	425,061.68	-
5105 Total					-	675,628.34	675,628.34	675,628.34	581,425.28	-
5106 RQ005005028 Los Cedros			1495.01	Relocation Costs	-	36,733.73	36,733.73	36,733.73		-
5106 Total					-	36,733.73	36,733.73	36,733.73		-
5107 RQ005009034 Jesús M. Lago			1430.01	Architectural & Engineering Fees	-	578.50	578.50	578.50		-
				Consultant Fees	-	-	-	-		-
				Inspection Cost	-	44,000.00	44,000.00	44,000.00	44,000.00	-
			1460.00	Dwelling Structure	-	123,549.48	123,549.48	123,549.48	121,878.63	-
			1495.01	Relocation Costs	-	19,100.00	19,100.00	19,100.00	16,710.00	-
5107 Total					-	187,227.98	187,227.98	187,227.98	182,588.63	-
5108 RQ005009025 Ext. Dr. Pila II			1460.00	Dwelling Structure	-	-	-	-	-	-
5108 Total					-	-	-	-	-	-
5109 RQ005007011 Santa Elena			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	28,239.00	28,239.00	28,239.00	27,820.00	-
5109 Total					-	28,239.00	28,239.00	28,239.00	27,820.00	-
5111 RQ005008021 Jardines de Concordia			1450.00	Site Improvement	-	240,035.11	240,035.11	240,035.11	-	-
5111 Total					-	240,035.11	240,035.11	240,035.11	-	-
5114 RQ005005029 Covadonga			1408.00	Management Improvement	-	38,009.20	38,009.20	38,009.20	38,009.20	-
5114 Total					-	38,009.20	38,009.20	38,009.20	38,009.20	-
5121 RQ005002019 Villa Evangelina II			1460.00	Dwelling Structure	-	95,415.01	95,415.01	95,415.01	-	-
5121 Total					-	95,415.01	95,415.01	95,415.01	-	-
5125 RQ005001014 Jardines del Noroeste			1430.01	Inspection Cost	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-	-	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5125 RQ005001014		Jardines del Noroeste	1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
5125 Total					-	-	-	-		-
5126 RQ005007005		Villa Navarro	1430.01	Architectural & Engineering Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	8,700.00	8,700.00	8,700.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	27,370.00	27,370.00	27,370.00	27,370.00	-
RQ005010007		Villa Navarro	1430.01	Architectural & Engineering Fees	-	-	-	-		-
5126 Total					-	36,070.00	36,070.00	36,070.00	27,370.00	-
5127 RQ005002006		La Meseta	1430.01	Consultant Fees	-	16,346.22	16,346.22	16,346.22	16,346.22	-
				Inspection Cost	-	1,845.09	1,845.09	1,845.09		-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	12,293.83	12,293.83	12,293.83	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	71,283.00	71,283.00	71,283.00	71,283.00	-
			1495.01	Relocation Costs	-	35,501.08	35,501.08	35,501.08	31,039.48	-
5127 Total					-	137,269.22	137,269.22	137,269.22	118,668.70	-
5129 RQ005002023		Guarionex	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	53,483.00	53,483.00	53,483.00	53,483.00	-
5129 Total					-	53,483.00	53,483.00	53,483.00	53,483.00	-
5131 RQ005007004		Jardines de Oriente	1410.00	Work - MH Contribution	-	57.53	57.53	57.53	57.53	-
			1430.01	Architectural & Engineering Fees	-	2,906.00	2,906.00	2,906.00	2,906.00	-
				Consultant Fees	-	125,677.96	125,677.96	125,677.96	125,677.96	-
				Inspection Cost	-	98,209.81	98,209.81	98,209.81	98,209.81	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	61,920.00	61,920.00	61,920.00	61,920.00	-
			1495.01	Relocation Costs	-	119,275.01	116,656.01	116,656.01	116,656.01	-
			9001.00	Debt Service Charge	-	106,555.87	106,555.87	106,555.87	106,555.87	-
5131 Total					-	514,602.18	511,983.18	511,983.18	511,983.18	-
5132 RQ005005022		Yuquiyú I	1460.00	Dwelling Structure	-	8,700.00	8,700.00	8,700.00		-
5132 Total					-	8,700.00	8,700.00	8,700.00		-
5133 RQ005007007		Villas del Río	1410.00	Work - MH Contribution	-	82,607.07	82,607.07	82,607.07	82,607.06	-
			1430.01	Consultant Fees	-	224,157.85	224,157.85	224,157.85	224,157.85	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-	-	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-	-	-
			1495.01	Relocation Costs	-	4,951.04	4,951.04	4,951.04	(5,997.21)	-
			9001.00	Debt Service Charge	-	296,833.66	296,833.66	296,833.66	296,833.66	-
5133 Total					-	608,549.62	608,549.62	608,549.62	597,601.36	-
5135 RQ005010046		Las Dalias	1430.01	Consultant Fees	-	324.07	324.07	324.07	324.07	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	48,005.00	48,005.00	48,005.00	36,707.00	-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-

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						Original	Revised	Funds Obligated	Funds Expended	
5135 RQ005010046		Las Dalias	9001.00	Debt Service Charge	-	292.75	292.75	292.75	292.75	-
5135 Total					-	48,621.82	48,621.82	48,621.82	37,323.82	-
5136 RQ005002008		Plazuela Catalina	1430.01	Inspection Cost	-	7.06	7.06	7.06		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	49,474.00	49,474.00	49,474.00	49,474.00	-
5136 Total					-	49,481.06	49,481.06	49,481.06	49,474.00	-
5140 RQ005010047		Las Gladiolas II	1460.00	Dwelling Structure	-	13,696.12	13,696.12	13,696.12	-	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	167.00	167.00	167.00	167.00	-
			1495.01	Relocation Costs	-	452,819.25	452,819.25	452,819.25	406,849.66	-
5140 Total					-	466,682.37	466,682.37	466,682.37	407,016.66	-
5143 RQ005010048		Monte Park	1408.00	Management Improvement	-	33,470.97	33,470.97	33,470.97	33,470.97	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	131,580.88	131,580.88	131,580.88		-
			1495.01	Relocation Costs	-	-	-	-		-
5143 Total					-	165,051.85	165,051.85	165,051.85	33,470.97	-
5144 RQ005006031		Rincón Taino	1410.00	Sundry	-	42.76	42.76	42.76	42.76	-
			1430.01	Consultant Fees	-	61,298.07	61,298.07	61,298.07		-
			1450.00	Site Improvement	-	16,861.34	16,861.34	16,861.34		-
			1460.00	Dwelling Structure	-	610,538.02	610,538.02	610,538.02		-
			1470.00	Nondwelling Structures	-	21,361.71	21,361.71	21,361.71		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	11.48	11.48	11.48		-
			1495.01	Relocation Costs	-	130.00	130.00	130.00		-
5144 Total					-	710,243.38	710,243.38	710,243.38	42.76	-
5145 RQ005008026		Manuel F. Rossy	1408.00	Management Improvement	-	20,592.27	20,592.27	20,592.27	20,592.27	-
			1430.01	Architectural & Engineering Fees	-	2,094.60	2,094.60	2,094.60	2,094.60	-
				Consultant Fees	-	2,569.10	2,569.10	2,569.10		-
			1450.00	Site Improvement	-	1,347,657.05	1,347,657.05	1,347,657.05	378,444.37	-
			1460.00	Dwelling Structure	-	508,929.61	597,607.99	597,607.99	962.50	-
			1470.00	Nondwelling Structures	-	442,759.23	354,080.85	354,080.85	182,986.94	-
5145 Total					-	2,324,601.86	2,324,601.86	2,324,601.86	585,080.68	-
5147 RQ005002019		Villa Evangelina IV	1430.01	Inspection Cost	-	0.32	0.32	0.32		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	30,422.00	30,422.00	30,422.00	30,422.00	-
5147 Total					-	30,422.32	30,422.32	30,422.32	30,422.00	-
5150 RQ005003010		Jardines de Caparra	1408.00	Management Improvement	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	134,464.00	134,464.00	134,464.00	134,464.00	-
5150 Total					-	134,464.00	134,464.00	134,464.00	134,464.00	-
5151 RQ005003011		Sierra Linda	1410.00	Legal Expense	-	-	-	-		-
			1430.01	Consultant Fees	-	185,981.14	185,981.14	185,981.14	185,981.14	-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-		-

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Office of Public and Indian Housing

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number
Capital Fund Program Grant No: RQ46P005-501-07
Replacement Housing Factor Grant No:

Federal FY of Grant: CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5151 RQ005003011 Sierra Linda			1470.00	Nondwelling Structures	-	-	-	-		-
			9001.00	Debt Service Charge	-	465,659.19	465,659.19	465,659.19	465,659.19	-
5151 Total					-	651,640.33	651,640.33	651,640.33	651,640.33	-
5153 RQ005001019 Hacienda San Andrés			1430.01	Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5153 Total					-	-	-	-		-
5154 RQ005004002 Villa Monserrate			1430.01	Architectural & Engineering Fees	-	2,100.00	2,100.00	2,100.00		-
				Consultant Fees	-	490,805.82	490,805.82	490,805.82	47,105.38	-
			1495.01	Relocation Costs	-	44,461.78	44,461.78	44,461.78		-
			1499.00	Development Activities-Design	-	42,373.92	42,373.92	42,373.92		-
5154 Total					-	579,741.52	579,741.52	579,741.52	47,105.38	-
5156 RQ005005024 El Cemí			1430.01	Inspection Cost	-	465.00	465.00	465.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	6,228.62	6,228.62	6,228.62		-
5156 Total					-	6,693.62	6,693.62	6,693.62		-
5157 RQ005006007 Brisas de Cayey			1430.01	Consultant Fees	-	298,835.35	298,835.35	298,835.35	298,835.35	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	(11,458.00)	(11,458.00)	(11,458.00)	(11,458.00)	-
			1495.01	Relocation Costs	-	1,530.00	1,530.00	1,530.00	1,530.00	-
5157 Total					-	288,907.35	288,907.35	288,907.35	288,907.35	-
5158 RQ005001010 La Montaña			1410.00	Sundry	-	94.06	94.06	94.06	94.06	-
			1430.01	Consultant Fees	-	0.05	0.05	0.05		-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
			1495.01	Relocation Costs	-	22,885.00	22,885.00	22,885.00		-
5158 Total					-	22,979.11	22,979.11	22,979.11	94.06	-
5159 RQ005010049 Los Peñas			1499.00	Development Activities-Design	-	-	-	-		-
			9001.00	Debt Service Charge	-	1,529.13	1,529.13	1,529.13	1,529.13	-
5159 Total					-	1,529.13	1,529.13	1,529.13	1,529.13	-
5161 RQ005010050 El Manantial			1430.01	Consultant Fees	-	125,710.08	125,710.08	125,710.08		-
				Inspection Cost	-	5,000.00	5,000.00	5,000.00		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	4,856.00	4,856.00	4,856.00		-
			1495.01	Relocation Costs	-	2,451.53	2,451.53	2,451.53		-
			9001.00	Debt Service Charge	-	4,355.01	4,355.01	4,355.01	4,355.01	-
5161 Total					-	142,372.62	142,372.62	142,372.62	4,355.01	-
5162 RQ005001011 Las Muñecas			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-		-
5162 Total					-	-	-	-		-
5163 RQ005009027 José Tormos Diego			1460.00	Dwelling Structure	-	24,719.88	24,719.88	24,719.88	24,719.88	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5163 Total					-	24,719.88	24,719.88	24,719.88	24,719.88	-
5164	RQ005006035	Máximo Miranda Jimenez	1450.00	Site Improvement	-	26.00	26.00	26.00		-
			1460.00	Dwelling Structure	-	2,286,838.49	2,286,838.49	2,286,838.49		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	69,129.00	69,129.00	69,129.00	69,129.00	-
			1475.00	Nondwelling Equipment	-	2,390.73	2,390.73	2,390.73	2,390.73	-
			1495.01	Relocation Costs	-	669,830.95	669,830.95	669,830.95	327,874.61	-
5164 Total					-	3,028,215.17	3,028,215.17	3,028,215.17	399,394.34	-
5165	RQ005004017	Antulio López (El Valencia	1450.00	Site Improvement	-	-	-	-	-	-
			1470.00	Nondwelling Structures	-	50,000.00	50,000.00	50,000.00	50,000.00	-
5165 Total					-	50,000.00	50,000.00	50,000.00	50,000.00	-
5166	RQ005010051	Brisas de Cupey	1430.01	Consultant Fees	-	421,618.70	421,618.70	421,618.70	6,048.16	-
			1460.00	Dwelling Structure	-	1,478,760.00	1,478,760.00	1,478,760.00		-
			1495.01	Relocation Costs	-	75,118.00	75,118.00	75,118.00	75,118.00	-
5166 Total					-	1,975,496.70	1,975,496.70	1,975,496.70	81,166.16	-
5167	RQ005010052	Santa Elena	1430.01	Inspection Cost	-	5,000.00	5,000.00	5,000.00		-
5167 Total					-	5,000.00	5,000.00	5,000.00		-
5168	RQ005003012	Los Laureles	1408.00	Management Improvement	-	10,000.00	10,000.00	10,000.00		-
5168 Total					-	10,000.00	10,000.00	10,000.00		-
5169	RQ005005012	Carolina Walk Up (El Faro)	1430.01	Inspection Cost	-	290.00	290.00	290.00	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	4,216.00	4,216.00	4,216.00		-
5169 Total					-	4,506.00	4,506.00	4,506.00		-
5172	RQ005006013	Coamo Housing	1450.00	Site Improvement	-	2,485.40	2,485.40	2,485.40	-	-
			1460.00	Dwelling Structure	-	12,010.06	12,010.06	12,010.06	12,006.05	-
			1470.00	Nondwelling Structures	-	5,300.00	5,300.00	5,300.00	5,300.00	-
5172 Total					-	19,795.46	19,795.46	19,795.46	17,306.05	-
5173	RQ005009005	Bahia	1450.00	Site Improvement	-	527.92	527.92	527.92	-	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	20,640.00	20,640.00	20,640.00	20,640.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-	-	-
5173 Total					-	21,167.92	21,167.92	21,167.92	20,640.00	-
5175	RQ005002007	Villa de los Santos II	1430.01	Inspection Cost	-	7,814.16	7,814.16	7,814.16		-
			1460.00	Dwelling Structure	-	12,297.20	12,297.20	12,297.20		-
5175 Total					-	20,111.36	20,111.36	20,111.86		-
5176	RQ005005021	Santiago Veve Calzada	1410.00	Work - MH Contribution	-	2,198.54	2,198.54	2,198.54	2,198.54	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	-	-	-	-	-
			1495.01	Relocation Costs	-	53,831.20	53,831.20	53,831.20	(7,527.87)	-
			9001.00	Debt Service Charge	-	511,857.36	511,857.36	511,857.36	511,857.36	-
5176 Total					-	567,887.10	567,887.10	567,887.10	506,528.03	-
5177	RQ005002020	Brisas de Campo Alegre (N	1408.00	Management Improvement	-	-	-	-	-	-
			1430.01	Inspection Cost	-	0.63	0.63	0.63		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	70,295.00	70,295.00	70,295.00	70,295.00	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5177 Total					-					
5178 RQ005001002		Jardines de Aguada	1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	70,295.63	70,295.63	70,295.63	70,295.00	-
5178 Total					-	-	-	-		-
5180 RQ005005018		La Ceiba	1450.00	Site Improvement	-	-	-	-		-
5180 Total					-	-	-	-		-
5182 RQ005006015		Alturas del Cibuco	1460.00	Dwelling Structure	-	-	-	-		-
5182 Total					-	30,000.00	30,000.00	30,000.00	-	-
5183 RQ005009004		Jardines de Guánica	1430.01	Consultant Fees	-	30,000.00	30,000.00	30,000.00	-	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	276,263.96	276,263.96	276,263.96	8,953.20	-
			1495.01	Relocation Costs	-	1,250.00	1,250.00	1,250.00		-
5183 Total					-	125,167.97	125,167.97	125,167.97	16,063.37	-
5186 RQ005005025		Yuquiyú II	1410.00	Work - MH Contribution	-	402,681.93	402,681.93	402,681.93	25,016.57	-
			1430.01	Consultant Fees	-	59,217.16	59,217.16	59,217.16	59,217.16	-
				Inspection Cost	-	125.35	125.35	125.35	125.35	-
			1450.00	Site Improvement	-	300.00	300.00	300.00		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-		-
			1470.00	Nondwelling Structures	-	3,827.11	3,827.11	3,827.11		-
			1495.01	Relocation Costs	-	-	-	-		-
			9001.00	Debt Service Charge	-	(1,615.68)	(1,615.68)	(1,615.68)	(1,615.68)	-
5186 Total					-	193,804.39	193,804.39	193,804.39	193,804.39	-
5187 RQ005007009		Villa Real	1460.00	Dwelling Structure	-	255,658.33	255,658.33	255,658.33	251,531.22	-
5187 Total					-	-	-	-	-	-
5188 RQ005009029		Villa Elena	1460.00	Dwelling Structure	-	-	-	-	-	-
5188 Total					-	8.24	8.24	8.24		-
5191 RQ005009036		Villas del Cafetal (Yauco H	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	8.24	8.24	8.24		-
5191 Total					-	32,796.00	32,796.00	32,796.00	32,796.00	-
5192 RQ005010053		Antigua Via	1430.01	Architectural & Engineering Fees	-	32,796.00	32,796.00	32,796.00	32,796.00	-
				Consultant Fees	-	-	-	-		-
5192 Total					-	-	-	-		-
5193 RQ005005027		Los Rosales	1430.01	Architectural & Engineering Fees	-	-	-	-	-	-
				Consultant Fees	-	5,790.20	5,790.20	5,790.20	5,790.20	-
			1450.00	Site Improvement	-	269,293.16	269,293.16	269,293.16		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	-	-	-		-
			1495.01	Relocation Costs	-	3,826.00	3,826.00	3,826.00	3,826.00	-
5193 Total					-	557,881.19	557,881.19	557,881.19	522,720.78	-
5195 RQ005010055		Torre de Francia	1408.00	Management Improvement	-	836,790.55	836,790.55	836,790.55	532,336.98	-
5195 Total					-	1,260.00	1,260.00	1,260.00		-
					-	1,260.00	1,260.00	1,260.00		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5196 RQ005007008 Torres del Río			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	16,093.00	16,093.00	16,093.00	16,093.00	-
5196 Total					-	16,093.00	16,093.00	16,093.00	16,093.00	-
5198 RQ005002025 Jardines de San Fernando			1410.00	Work - MH Contribution	-	86,270.39	86,270.39	86,270.39	86,270.39	-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	393,287.50	393,287.50	393,287.50	354,067.30	-
			1450.00	Site Improvement	-	7,141.00	7,141.00	7,141.00	7,141.00	-
			1460.00	Dwelling Structure	-	97,143.23	97,143.23	97,143.23	76,943.20	-
			1475.00	Nondwelling Equipment	-	3,067.00	3,067.00	3,067.00	2,230.00	-
			1495.01	Relocation Costs	-	445,140.10	445,258.92	445,258.92	219,043.88	-
			9001.00	Debt Service Charge	-	1,805,953.99	1,805,953.99	1,805,953.99	1,805,953.99	-
5198 Total					-	2,838,003.21	2,838,122.03	2,838,122.03	2,551,649.76	-
5201 RQ005006006 Alturas de Montellanos			1410.00	Sundry	-	34.21	34.21	34.21	34.21	-
			1430.01	Consultant Fees	-	12,522.84	12,522.84	12,522.84		-
			1450.00	Site Improvement	-	-	-	-		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	50,323.00	50,323.00	50,323.00	49,903.00	-
			1470.00	Nondwelling Structures	-	13,000.00	13,000.00	13,000.00		-
			1495.01	Relocation Costs	-	-	-	-		-
5201 Total					-	75,880.05	75,880.05	75,880.05	49,937.21	-
5203 RQ005006034 Enudio Negrón			1450.00	Site Improvement	-	27,320.00	27,320.00	27,320.00		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	25,006.00	25,006.00	25,006.00	25,006.00	-
5203 Total					-	52,326.00	52,326.00	52,326.00	25,006.00	-
5204 RQ005005020 Valle Puerto Real			1430.01	Consultant Fees	-	106.98	106.98	106.98		-
				Inspection Cost	-	480.00	480.00	480.00		-
			1460.00	Dwelling Structure	-	18.72	18.72	18.72		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	5,584.27	5,584.27	5,584.27		-
5204 Total					-	6,189.97	6,189.97	6,189.97		-
5208 RQ005002030 El Batey			1430.01	Inspection Cost	-	4,292.34	4,292.34	4,292.34		-
5208 Total					-	4,292.34	4,292.34	4,292.34		-
5210 RQ005003023 El Coquí			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	9,382.00	9,382.00	9,382.00		-
5210 Total					-	9,382.00	9,382.00	9,382.00		-
5211 RQ005003025 Villas de Mabó			1408.00	Management Improvement	-	9,633.14	9,633.14	9,633.14	9,633.14	-
5211 Total					-	9,633.14	9,633.14	9,633.14	9,633.14	-
5212 RQ005005013 Roberto Clemente			1410.00	Work - MH Contribution	-	163.03	163.03	163.03	163.03	-
			1430.01	Consultant Fees	-	28,869.79	28,869.79	28,869.79	27,469.80	-
			1495.01	Relocation Costs	-	48,427.62	48,427.62	48,427.62	(10,412.57)	-
			9001.00	Debt Service Charge	-	421,239.85	421,239.85	421,239.85	421,239.85	-
5212 Total					-	498,700.29	498,700.29	498,700.29	438,460.11	-
5213 RQ005003013 Los Dominicos			1450.00	Site Improvement	-	-	-	-		-
5213 Total					-	-	-	-		-
5214 RQ005003014 Bella Vista			1460.00	Dwelling Structure	-	-	-	-		-

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U.S. Department of Housing and Urban Development

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Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5214 Total					-	-	-	-		-
5215 RQ005003015 El Cortijo/Valencia			1460.00	Dwelling Structure	-	14.92	14.92	14.92		-
5215 Total					-	14.92	14.92	14.92		-
5219 RQ005002027 Villas de Sabana			1408.00	Management Improvement	-	4,003.82	4,003.82	4,003.82		-
5219 Total					-	4,003.82	4,003.82	4,003.82		-
5220 RQ005006023 San Martin			1460.00	Dwelling Structure	-	39.91	39.91	39.91		-
5220 Total					-	39.91	39.91	39.91		-
5223 RQ005002009 Quintas de Barceloneta			1430.01	Inspection Cost	-	0.33	0.33	0.33		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	30,615.00	30,615.00	30,615.00	30,615.00	-
5223 Total					-	30,615.33	30,615.33	30,615.33	30,615.00	-
5226 RQ005008005 Jardines de Las Marías			1430.01	Consultant Fees	-	0.01	0.01	0.01		-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	30,272.00	30,272.00	30,272.00	30,272.00	-
			1495.01	Relocation Costs	-	52.05	52.05	52.05		-
5226 Total					-	30,324.06	30,324.06	30,324.06	30,272.00	-
5227 RQ005009002 Alturas de Adjuntas			1460.00	Dwelling Structure	-	60.91	60.91	60.91		-
5227 Total					-	60.91	60.91	60.91		-
5231 RQ005007008 Naguabo Valley			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	16,093.00	16,093.00	16,093.00	16,093.00	-
5231 Total					-	16,093.00	16,093.00	16,093.00	16,093.00	-
5233 RQ005009007 Mattei I			1408.00	Management Improvement	-	20,758.38	20,758.38	20,758.38	20,758.38	-
5233 Total					-	20,758.38	20,758.38	20,758.38	20,758.38	-
5235 RQ005007011 Reparto Horizonte			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	15,705.00	15,705.00	15,705.00	15,705.00	-
5235 Total					-	15,705.00	15,705.00	15,705.00	15,705.00	-
5236 RQ005007005 Jardines del Almendro			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	13,760.00	13,760.00	13,760.00	13,760.00	-
5236 Total					-	13,760.00	13,760.00	13,760.00	13,760.00	-
5241 RQ005008022 Flamboyán Gardens			1450.00	Site Improvement	-	-	-	-		-
5241 Total					-	-	-	-		-
5243 RQ005002021 Vistas de Atenas			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	35,388.00	35,388.00	35,388.00	35,388.00	-
5243 Total					-	35,388.00	35,388.00	35,388.00	35,388.00	-
5246 RQ005010004 Parque San Agustín			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	27,044.00	27,044.00	27,044.00	27,044.00	-
5246 Total					-	27,044.00	27,044.00	27,044.00	27,044.00	-
5248 RQ005009026 Cana Housing			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	53,034.00	53,034.00	53,034.00	53,034.00	-
5248 Total					-	53,034.00	53,034.00	53,034.00	53,034.00	-
5251 RQ005002009 Florida Housing			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	15,705.00	15,705.00	15,705.00	15,705.00	-
5251 Total					-	15,705.00	15,705.00	15,705.00	15,705.00	-
5252 RQ005001003 Los Robles			1495.01	Relocation Costs	-	-	-	-		-
5252 Total					-	-	-	-		-
5253 RQ005005016 Loma Alta			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	12,054.00	12,054.00	12,054.00		-
5253 Total					-	12,054.00	12,054.00	12,054.00		-
5254 RQ005008024 Mayagüez Housing II (La A			1450.00	Site Improvement	-	207,161.62	207,161.62	207,161.62		-
5254 Total					-	207,161.62	207,161.62	207,161.62		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5255	RQ005006033	Estancias de Santa Isabel	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	12,534.00	12,534.00	12,534.00	12,534.00	-
5255 Total					-	12,534.00	12,534.00	12,534.00	12,534.00	-
5256	RQ005004013	Ext. La Granja	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	2,633.00	2,633.00	2,633.00	2,633.00	-
5256 Total					-	2,633.00	2,633.00	2,633.00	2,633.00	-
5258	RQ005009030	Golden View	1460.00	Dwelling Structure	-	48.75	48.75	48.75		-
5258 Total					-	48.75	48.75	48.75		-
5259	RQ005009030	Copper View	1460.00	Dwelling Structure	-	124.15	124.15	124.15		-
5259 Total					-	124.15	124.15	124.15		-
5260	RQ005009030	Silver Valley	1460.00	Dwelling Structure	-	48.98	48.98	48.98		-
5260 Total					-	48.98	48.98	48.98		-
5270	RQ005009007	Hayuya II	1430.01	Inspection Cost	-	2,000.00	2,000.00	2,000.00		-
			1460.00	Dwelling Structure	-	24.92	24.92	24.92		-
5270 Total					-	2,024.92	2,024.92	2,024.92		-
5294	RQ005010057	Jardines la Nueva Puerta d	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	49,236.00	49,236.00	49,236.00	49,236.00	-
			1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,575.00	1,575.00	1,575.00	1,575.00	-
5294 Total					-	50,811.00	50,811.00	50,811.00	50,811.00	-
5302	RQ005005024	El Cemi II	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-	-	-
5302 Total					-	-	-	-	-	-
5304	RQ005010058	Las Camelias Apartments	1475.00	Nondwelling Equipment, Office Furniture & Equipm	-	1,575.00	1,575.00	1,575.00	1,575.00	-
5304 Total					-	1,575.00	1,575.00	1,575.00	1,575.00	-
5306	RQ005002034	Vivameri Apartments	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-	-	-
5306 Total					-	-	-	-	-	-
5992	RQ005	Central Office	1406.00	Operations	-	6,733,392.00	6,733,392.00	6,733,392.00	6,733,392.00	-
			1408.00	Management Improvement	-	110,442.73	110,442.73	110,442.73		-
			1410.00	Legal Expense	-	6,185.00	6,185.00	6,185.00		-
				Sundry	-	46,210.29	46,810.44	46,810.44	19,632.80	-
				Travel	-	7,859.04	7,859.04	7,859.04	7,859.04	-
				Work - MH Contribution	-	64,581.09	64,581.09	64,581.09		-
				Management Fees	-	10,478,586.68	10,478,586.68	10,478,586.68	10,478,586.68	-
			1411.00	Audit	-	128,943.88	128,943.88	128,943.88	60,551.32	-
			1430.01	Consultant Fees	-	19,698.15	19,698.15	19,698.15		-
				Inspection Cost	-	132,800.00	132,800.00	132,800.00		-
			1460.00	Dwelling Structure	-	7,886,419.00	7,886,419.00	7,886,419.00	1,640,711.00	-
			1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	-	-	-		-
			1475.00	Nondwelling Equipment, Automotive Equipment	-	34,760.00	34,760.00	34,760.00		-
				Nondwelling Equipment, Office Furniture & Equipm	-	1,735.88	1,735.88	1,735.88	1,675.88	-
			1502.00	Contingency	-	-	-	-		-
			9001.00	Debt Service Charge	-	-	-	-		-
5992 Total					-	25,651,613.74	25,652,213.89	25,652,213.89	18,942,408.72	-
6306	RQ005	Central Office	1465.00	Dwelling Equipment - Expendable & Nonexpendabl	-	66,767.00	66,767.00	66,767.00	66,767.00	-

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Office of Public and Indian Housing

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-07 Replacement Housing Factor Grant No:	CFP-2007

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
6306 Total					-	66,767.00	66,767.00	66,767.00	66,767.00	-
7001	RQ005	Central Office	1430.01	Architectural & Engineering Fees	-	402,143.80	402,143.80	402,143.80	402,143.80	-
7001 Total					-	402,143.80	402,143.80	402,143.80	402,143.80	-
7002	RQ005	Central Office	1430.01	Architectural & Engineering Fees	-	402,143.80	402,143.80	402,143.80	402,143.80	-
7002 Total					-	402,143.80	402,143.80	402,143.80	402,143.80	-
7003	RQ005	Central Office	1410.00	Legal Expense	-	5,216.04	5,216.04	5,216.04	5,216.04	-
7003 Total					-	5,216.04	5,216.04	5,216.04	5,216.04	-
7004	RQ005	Central Office	1410.00	Legal Expense	-	5,883.96	5,883.96	5,883.96	5,883.96	-
7004 Total					-	5,883.96	5,883.96	5,883.96	5,883.96	-
7007	RQ005010007	Luis Lloréns Torres- Provid	1450.00	Site Improvement	-	95,435.40	95,435.40	95,435.40	94,450.44	-
7007 Total					-	95,435.40	95,435.40	95,435.40	94,450.44	-
7008	RQ005010008	Luis Lloréns Torres- El Me	1450.00	Site Improvement	-	21,188.24	21,188.24	21,188.24	20,194.64	-
7008 Total					-	21,188.24	21,188.24	21,188.24	20,194.64	-
7009	RQ005010009	Luis Lloréns Torres- Youth	1450.00	Site Improvement	-	2,000.00	2,000.00	2,000.00	2,000.00	-
7009 Total					-	2,000.00	2,000.00	2,000.00	2,000.00	-
7010	RQ005010009	Vista Hermosa	1410.00	Sundry	-	132.55	132.55	132.55	132.55	-
7010 Total					-	132.55	132.55	132.55	132.55	-
7011	RQ005010009	Vista Hermosa	1410.00	Sundry	-	121.43	121.43	121.43	121.43	-
7011 Total					-	121.43	121.43	121.43	121.43	-
7012	RQ005010009	Vista Hermosa	1410.00	Sundry	-	128.24	128.24	128.24	128.24	-
7012 Total					-	128.24	128.24	128.24	128.24	-
Grand Total					-	140,154,533.00	140,154,533.00	140,154,533.00	75,279,098.51	-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP-2008

RQ46P005-501-08

DEPARTAMENTO DE LA
VIVIENDA

"Hoy construimos un mejor Puerto Rico"

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U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: RQ46P005501-08	**CFP-2008**

Original Annual Statement ☐ Reserve for Disasters / ■ Revised Annual Statement / Revision Number 11
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations	25,443,783.80	25,443,783.80	25,443,783.80	25,443,783.80
3	1408.00	Management Improvement	2,953,113.20	2,953,113.20	2,953,113.20	2,309,183.74
4	1410.00	Administration	13,753,474.50	13,753,474.50	13,753,474.50	13,753,474.50
5	1411.00	Audit		-	-	
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	12,403,513.26	12,403,513.26	12,403,513.26	4,884,130.99
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement	2,907,207.30	2,907,207.30	2,907,207.30	1,420,210.14
10	1460.00	Dwelling Structure	25,097,050.42	25,097,023.58	25,097,023.58	3,412,512.89
11	1465.01	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures	246,459.01	246,459.01	246,459.01	231,405.60
13	1475.00	Nondwelling Equipment	90,310.42	90,310.42	90,310.42	4,117.00
14	1485.00	Demolition Costs				
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs	4,537,651.47	4,537,678.31	4,537,678.31	1,443,038.54
17	1499.00	Development Activities	897,592.86	897,592.86	897,592.86	791,910.47
18a	1501.00	Collateralization or Debt Service paid by the PHA				
18ba	9001.00	9000 Collateralization or Debt-Service paid Via System of Direct Payment	49,204,588.76	49,204,588.76	49,204,588.76	49,204,588.76
19	1502.00	Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)		**$ 137,534,745.00**	**$ 137,534,745.00**	**$ 137,534,745.00**	**$ 102,898,356.43**
21	Amount of line 21 Related to LBP Activities					
22	Amount of line 21 Related to Section 504 Compliance					
23	Amount of line 21 Related to Security-Soft Costs					
24	Amount of line 21 Related to Security-Hard Costs					
25	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date

February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1001	RQ005009010	Ponce de León	1406.00	Operations	-	972,532.49	972,532.49	972,532.49	972,532.49	-
			1430.01	Consultant Fees	-	14,346.70	14,346.70	14,346.70	14,346.70	-
			1460.00	Dwelling Structure	-	1,569.93	1,569.93	1,569.93	1,569.93	-
			1495.01	Relocation Costs	-	(533.00)	(533.00)	(533.00)	(533.00)	-
			9001.00	Debt Service Charge	-	878,343.23	878,343.23	878,343.23	878,343.23	-
1001 Total					-	1,866,259.35	1,866,259.35	1,866,259.35	1,866,259.35	-
1002	RQ005009011	Santiago Iglesias	1406.00	Operations	-	8,896.99	8,896.99	8,896.99	8,896.99	-
			1410.00	Management Fees	-	52,484.90	52,484.90	52,484.90	52,484.90	-
			1430.01	Architectural & Engineering Fees	-	-	-	-	-	-
				Consultant Fees	-	2,370.00	2,370.00	2,370.00	2,370.00	-
			1495.01	Relocation Costs	-	122,100.88	122,100.88	122,100.88	66,890.97	-
1002 Total					-	185,852.77	185,852.77	185,852.77	130,642.86	-
1003	RQ005009012	Caribe	1406.00	Operations	-	3,685.90	3,685.90	3,685.90	3,685.90	-
			1410.00	Management Fees	-	21,743.74	21,743.74	21,743.74	21,743.74	-
			1495.01	Relocation Costs	-	-	-	-	-	-
1003 Total					-	25,429.64	25,429.64	25,429.64	25,429.64	-
1004	RQ005009013	Portugués	1406.00	Operations	-	4,829.79	4,829.79	4,829.79	4,829.79	-
1004 Total					-	4,829.79	4,829.79	4,829.79	4,829.79	-
1008	RQ005009014	Ramón de la Pila	1406.00	Operations	-	142,620.12	142,620.12	142,620.12	142,620.12	-
			1460.00	Dwelling Structure	-	240,000.00	240,000.00	240,000.00		-
1008 Total					-	382,620.12	382,620.12	382,620.12	142,620.12	-
1009	RQ005009015	Pedro J. Rosaly	1406.00	Operations	-	915,562.44	915,562.44	915,562.44	915,562.44	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1460.00	Dwelling Structure	-	131,239.00	131,239.00	131,239.00	81,705.60	-
1009 Total					-	1,060,810.88	1,060,810.88	1,060,810.88	1,011,277.48	-
1010	RQ005009016	José N. Gándara	1406.00	Operations	-	365,579.24	365,579.24	365,579.24	365,579.24	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
1010 Total					-	379,588.68	379,588.68	379,588.68	379,588.68	-
1014	RQ005009017	Aristides Chavier	1406.00	Operations	-	467,251.98	467,251.98	467,251.98	467,251.98	-
			1408.00	Management Improvement	-	172,095.00	172,095.00	172,095.00	154,657.50	-
			1430.01	Architectural & Engineering Fees	-	919.64	919.64	919.64	919.64	-
				Consultant Fees	-	14,508.92	14,508.92	14,508.92	14,508.92	-
			1460.00	Dwelling Structure	-	9,244.24	9,244.24	9,244.24	9,244.24	-
			1475.00	Nondwelling Equipment, Computer Equip	-	-	-	-	-	-
			9001.00	Debt Service Charge	-	3,322,744.00	3,322,744.00	3,322,744.00	3,322,744.00	-
1014 Total					-	3,986,763.78	3,986,763.78	3,986,763.78	3,969,326.28	-
1015	RQ005009018	Ext. Dr. Pila	1406.00	Operations	-	44,812.99	44,812.99	44,812.99	44,812.99	-
			1460.00	Dwelling Structure	-	42,995.00	42,995.00	42,995.00		-
1015 Total					-	87,807.99	87,807.99	87,807.99	44,812.99	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
1016	RQ005009019	Rafael López Nussa	1406.00	Operations	-	64,837.08	64,837.08	64,837.08	64,837.08	-
			1430.01	Consultant Fees	-	19,982.47	19,982.47	19,982.47	19,982.47	-
			1495.01	Relocation Costs	-	-	-	-	-	-
			9001.00	Debt Service Charge	-	2,377,296.90	2,377,296.90	2,377,296.90	2,377,296.90	-
1016 Total					-	2,462,116.45	2,462,116.45	2,462,116.45	2,462,116.45	-
1017	RQ005009020	Ernesto Ramos Antonini	1406.00	Operations	-	11,121.23	11,121.23	11,121.23	11,121.23	-
			1408.00	Management Improvement	-	140,862.00	140,862.00	140,862.00	111,898.31	-
			1450.00	Site Improvement	-	47,774.00	47,774.00	47,774.00		-
1017 Total					-	199,757.23	199,757.23	199,757.23	123,019.54	-
2001	RQ005010001	Las Casas	1406.00	Operations	-	13,345.48	13,345.48	13,345.48	13,345.48	-
2001 Total					-	13,345.48	13,345.48	13,345.48	13,345.48	-
2002	RQ005010002	San Antonio	1406.00	Operations	-	4,194.29	4,194.29	4,194.29	4,194.29	-
			9001.00	Debt Service Charge	-	863,185.90	863,185.90	863,185.90	863,185.90	-
2002 Total					-	867,380.19	867,380.19	867,380.19	867,380.19	-
2003	RQ005010003	Puerta de Tierra	1430.01	Architectural & Engineering Fees	-	110,759.65	110,759.65	110,759.65	110,759.65	-
				Consultant Fees	-	942,075.39	942,075.39	942,075.39	718,618.37	-
			1450.00	Site Improvement	-	5,942.00	5,942.00	5,942.00	5,942.00	-
			1499.00	Development Activities-Design	-	-	-	-	-	-
			9001.00	Debt Service Charge	-	773,949.98	773,949.98	773,949.98	773,949.98	-
2003 Total					-	1,832,727.02	1,832,727.02	1,832,727.02	1,609,270.00	-
2004	RQ005010004	San Agustín	1406.00	Operations	-	2,669.10	2,669.10	2,669.10	2,669.10	-
2004 Total					-	2,669.10	2,669.10	2,669.10	2,669.10	-
2009	RQ005010006	Nemesio R. Canales	1408.00	Management Improvement	-	19,242.27	19,242.27	19,242.27	-	-
			1430.01	Architectural & Engineering Fees	-	183,024.92	183,024.92	183,024.92		-
2009 Total					-	202,267.19	202,267.19	202,267.19	-	-
2010	RQ005010012	Vista Hermosa	1408.00	Management Improvement	-	29,700.26	29,700.26	29,700.26	-	-
			1430.01	Consultant Fees	-	1,400.94	1,400.94	1,400.94	1,400.94	-
2010 Total					-	31,101.20	31,101.20	31,101.20	1,400.94	-
2011	RQ005010014	Ernesto Ramos Antonini	1406.00	Operations	-	27,453.56	27,453.56	27,453.56	27,453.56	-
			1410.00	Publications	-	(27,453.56)	(27,453.56)	(27,453.56)	(27,453.56)	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1495.01	Relocation Costs	-	-	-	-	-	-
2011 Total					-	14,009.44	14,009.44	14,009.44	14,009.44	-
2012	RQ005010015	Villa España	1406.00	Operations	-	16,190.48	16,190.48	16,190.48	16,190.48	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			9001.00	Debt Service Charge	-	1,097,370.61	1,097,370.61	1,097,370.61	1,097,370.61	-
2012 Total					-	1,127,570.53	1,127,570.53	1,127,570.53	1,127,570.53	-
2014	RQ005010016	Las Margaritas I	1406.00	Operations	-	10,930.59	10,930.59	10,930.59	10,930.59	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
2014 Total					-	24,940.03	24,940.03	24,940.03	24,940.03	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
2015	RQ005010017	Las Margaritas II	1406.00	Operations	-	10,326.86	10,326.86	10,326.86	10,326.86	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
2015 Total					-	24,336.30	24,336.30	24,336.30	24,336.30	-
3014	RQ005006016	Fernando Calimano	1406.00	Operations	-	4,639.14	4,639.14	4,639.14	4,639.14	-
3014 Total					-	4,639.14	4,639.14	4,639.14	4,639.14	-
3015	RQ005003017	Rosendo Matienzo Cintrón	1406.00	Operations	-	5,083.99	5,083.99	5,083.99	5,083.99	-
3015 Total					-	5,083.99	5,083.99	5,083.99	5,083.99	-
3016	RQ005010018	Manuel A. Pérez	1406.00	Operations	-	27,008.71	27,008.71	27,008.71	27,008.71	-
3016 Total					-	27,008.71	27,008.71	27,008.71	27,008.71	-
3017	RQ005003001	Virgilio Dávila	1406.00	Operations	-	15,251.98	15,251.98	15,251.98	15,251.98	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
3017 Total					-	29,261.42	29,261.42	29,261.42	29,261.42	-
3018	RQ005002001	Ext. Zeno Gandía	1406.00	Operations	-	14,108.08	14,108.08	14,108.08	14,108.08	-
			1408.00	Management Improvement	-	87,936.00	87,936.00	87,936.00	74,858.67	-
3018 Total					-	102,044.08	102,044.08	102,044.08	88,966.75	-
3019	RQ005004003	Juan Jiménez García	1406.00	Operations	-	8,134.39	8,134.39	8,134.39	8,134.39	-
			1408.00	Management Improvement	-	70,997.00	70,997.00	70,997.00	69,239.64	-
3019 Total					-	79,131.39	79,131.39	79,131.39	77,374.03	-
3020	RQ005006001	Liborio Ortiz	1406.00	Operations	-	5,083.99	5,083.99	5,083.99	5,083.99	-
3020 Total					-	5,083.99	5,083.99	5,083.99	5,083.99	-
3021	RQ005007001	Isidro Cora	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1410.00	Management Fees	-	28,116.91	28,116.91	28,116.91	28,116.91	-
3021 Total					-	32,883.15	32,883.15	32,883.15	32,883.15	-
3022	RQ005002031	Enrique Gatoni	1406.00	Operations	-	4,702.69	4,702.69	4,702.69	4,702.69	-
3022 Total					-	4,702.69	4,702.69	4,702.69	4,702.69	-
3023	RQ005009033	Fernando Luis García	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
3023 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
3024	RQ005008001	Francisco Figueroa	1406.00	Operations	-	5,083.99	5,083.99	5,083.99	5,083.99	-
3024 Total					-	5,083.99	5,083.99	5,083.99	5,083.99	-
3025	RQ005005002	Felipe Sánchez Osorio	1406.00	Operations	-	571.95	571.95	571.95	571.95	-
			1410.00	Management Fees	-	34,864.97	34,864.97	34,864.97	34,864.97	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1495.01	Relocation Costs	-	(2,000.00)	(2,000.00)	(2,000.00)	(2,000.00)	-
3025 Total					-	33,436.92	33,436.92	33,436.92	33,436.92	-
3026	RQ005003024	Zenón Díaz Varcárcel	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
3026 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
3027	RQ005008003	Santa Rita de Casia	1406.00	Operations	-	4,956.89	4,956.89	4,956.89	4,956.89	-
3027 Total					-	4,956.89	4,956.89	4,956.89	4,956.89	-
3028	RQ005007010	Padre Berrios	1406.00	Operations	-	68,575.59	68,575.59	68,575.59	68,575.59	-
3028 Total					-	68,575.59	68,575.59	68,575.59	68,575.59	-

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number

Capital Fund Program Grant No: RQ46P005-501-08

Replacement Housing Factor Grant No:

Federal FY of Grant: CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3029	RQ005007006	Ignacio Morales Dávila	1406.00	Operations	-	4,702.69	4,702.69	4,702.69	4,702.69	-
3029 Total					-	4,702.69	4,702.69	4,702.69	4,702.69	-
3030	RQ005009001	Valle Verde A y B	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1410.00	Management Fees	-	28,116.91	28,116.91	28,116.91	28,116.91	-
			1430.01	Consultant Fees	-	1,062.30	1,062.30	1,062.30		-
3030 Total					-	33,945.45	33,945.45	33,945.45	32,883.15	-
3032	RQ005009032	José Castillo Mercado	1406.00	Operations	-	4,702.69	4,702.69	4,702.69	4,702.69	-
3032 Total					-	4,702.69	4,702.69	4,702.69	4,702.69	-
3033	RQ005004004	José Gautier Benítez	1430.01	Architectural & Engineering Fees	-	1,517,571.77	1,517,571.77	1,517,571.77	758,785.88	-
				Consultant Fees	-	119,808.20	119,808.20	119,808.20	118,829.50	-
				Inspection Cost	-	359,424.89	359,424.89	359,424.89		-
			1495.01	Relocation Costs	-	-	-	-	-	-
			1499.00	Development Activities	-	-	-	-	-	-
3033 Total					-	1,996,804.86	1,996,804.86	1,996,804.86	877,615.38	-
3034	RQ005001001	Aguada (Manuel Egipciaco)	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1410.00	Management Fees	-	18,744.61	18,744.61	18,744.61	18,744.61	-
			1430.01	Consultant Fees	-	4,200.00	4,200.00	4,200.00		-
3034 Total					-	26,122.11	26,122.11	26,122.11	21,922.11	-
3035	RQ005004001	Vista Alegre	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-
			1430.01	Consultant Fees	-	643.72	643.72	643.72	643.72	-
			1460.00	Dwelling Structure	-	38,752.25	38,752.25	38,752.25	38,752.25	-
			9001.00	Debt Service Charge	-	769,652.90	769,652.90	769,652.90	769,652.90	-
3035 Total					-	811,400.22	811,400.22	811,400.22	811,400.22	-
3036	RQ005002008	Antonio Dávila Freytes	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-
			1410.00	Management Fees	-	13,871.01	13,871.01	13,871.01	13,871.01	-
3036 Total					-	16,222.36	16,222.36	16,222.36	16,222.36	-
3037	RQ005006002	Villa Universitaria	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
3037 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
3038	RQ005002010	Manuel Adames	1406.00	Operations	-	2,033.60	2,033.60	2,033.60	2,033.60	-
			1450.00	Site Improvement	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	186,504.55	186,504.55	186,504.55	179,744.10	-
3038 Total					-	188,538.15	188,538.15	188,538.15	181,777.70	-
3040	RQ005002011	Fernando Sierra Berdecía	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1430.01	Architectural & Engineering Fees	-	398,699.67	398,699.67	398,699.67	398,699.67	-
3040 Total					-	401,877.17	401,877.17	401,877.17	401,877.17	-
3041	RQ005006008	Práxedes Santiago	1406.00	Operations	-	3,940.09	3,940.09	3,940.09	3,940.09	-
			1430.01	Consultant Fees	-	16,816.72	16,816.72	16,816.72	16,816.72	-
			1460.00	Dwelling Structure	-	149,110.81	149,110.81	149,110.81	149,110.81	-
			9001.00	Debt Service Charge	-	1,235,861.38	1,235,861.38	1,235,861.38	1,235,861.38	-
3041 Total					-	1,405,729.00	1,405,729.00	1,405,729.00	1,405,729.00	-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3042	RQ005006015	Enrique Landrón	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
3042 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
3043	RQ005002014	El Dorado	1406.00	Operations	-	2,478.45	2,478.45	2,478.45	2,478.45	-
			1430.01	Consultant Fees	-	484.92	484.92	484.92	484.92	-
			1450.00	Site Improvement	-	107,131.86	107,131.86	107,131.86	107,131.86	-
			1460.00	Dwelling Structure	-	229,852.81	229,852.81	229,852.81	229,852.81	-
			1470.00	Nondwelling Structures	-	1,008.82	1,008.82	1,008.82	1,008.82	-
			1495.01	Relocation Costs	-	12,374.69	12,374.69	12,374.69	12,374.69	-
			9001.00	Debt Service Charge	-	275,393.93	275,393.93	275,393.93	275,393.93	-
3043 Total					-	628,725.48	628,725.48	628,725.48	628,725.48	-
3044	RQ005009005	Padre Nazario	1406.00	Operations	-	3,812.99	3,812.99	3,812.99	3,812.99	-
			1460.00	Dwelling Structure	-	45,560.00	45,560.00	45,560.00		-
3044 Total					-	49,372.99	49,372.99	49,372.99	3,812.99	-
3045	RQ005003025	Jardines de Guaynabo	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
			1408.00	Management Improvement	-	54,834.00	54,834.00	54,834.00	38,598.16	-
3045 Total					-	57,376.00	57,376.00	57,376.00	41,140.16	-
3046	RQ005002015	Agustin Ruiz Miranda	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
3046 Total					-	2,542.00	2,542.00	2,542.00	2,542.00	-
3047	RQ005008004	Gabriel Soler Cátala	1406.00	Operations	-	2,033.60	2,033.60	2,033.60	2,033.60	-
3047 Total					-	2,033.60	2,033.60	2,033.60	2,033.60	-
3048	RQ005009006	La Montaña	1406.00	Operations	-	60,177.50	60,177.50	60,177.50	60,177.50	-
3048 Total					-	60,177.50	60,177.50	60,177.50	60,177.50	-
3049	RQ005009008	Las Américas	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
			1410.00	Management Fees	-	14,995.69	14,995.69	14,995.69	14,995.69	-
			1430.01	Architectural & Engineering Fees	-	-	-	-	-	-
			1495.01	Relocation Costs	-	121,861.45	121,866.17	121,866.17	109,772.20	-
3049 Total					-	139,399.14	139,403.86	139,403.86	127,309.89	-
3052	RQ005004018	La Ribera	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
3052 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
3053	RQ005005001	Jesús T. Piñero	1406.00	Operations	-	3,940.09	3,940.09	3,940.09	3,940.09	-
			1430.01	Architectural & Engineering Fees	-	-	-	-	-	-
3053 Total					-	3,940.09	3,940.09	3,940.09	3,940.09	-
3054	RQ005005022	San Patricio	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
3054 Total					-	1,588.75	1,588.75	1,588.75	1,588.75	-
3055	RQ005005023	Diego Zalduondo Veve	1406.00	Operations	-	3,495.25	3,495.25	3,495.25	3,495.25	-
3055 Total					-	3,495.25	3,495.25	3,495.25	3,495.25	-
3056	RQ005008006	Juan Ferrer	1406.00	Operations	-	21,953.25	21,953.25	21,953.25	21,953.25	-
3056 Total					-	21,953.25	21,953.25	21,953.25	21,953.25	-
3057	RQ005007005	Carmen Vda. de Martorell	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
3057 Total					-	1,588.75	1,588.75	1,588.75	1,588.75	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3058	RQ005001015	José Gándara	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-
3058 Total					-	2,351.35	2,351.35	2,351.35	2,351.35	-
3059	RQ005006024	Tomás Sorolla	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-
3059 Total					-	2,351.35	2,351.35	2,351.35	2,351.35	-
3060	RQ005006025	Candelario Torres	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
3060 Total					-	2,542.00	2,542.00	2,542.00	2,542.00	-
3061	RQ005006026	José V. Fortis	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
3061 Total					-	2,224.25	2,224.25	2,224.25	2,224.25	-
3062	RQ005007009	Villas del Caribe	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
3062 Total					-	2,224.25	2,224.25	2,224.25	2,224.25	-
3063	RQ005009009	Los Flamboyanes	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
			1410.00	Management Fees	-	13,121.22	13,121.22	13,121.22	13,121.22	-
			1460.00	Dwelling Structure	-	439,522.76	439,522.76	439,522.76	392,181.52	-
3063 Total					-	454,868.23	454,868.23	454,868.23	407,526.99	-
3064	RQ005002022	Rvdo. Vigo Salas	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
3064 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
3065	RQ005001017	Santa Rosa	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-
3065 Total					-	2,351.35	2,351.35	2,351.35	2,351.35	-
3066	RQ005005026	José H. Ramírez	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
3066 Total					-	2,542.00	2,542.00	2,542.00	2,542.00	-
3067	RQ005006030	Pedro M. Descartes	1406.00	Operations	-	3,495.25	3,495.25	3,495.25	3,495.25	-
3067 Total					-	3,495.25	3,495.25	3,495.25	3,495.25	-
3068	RQ005002024	Ramón Pérez Rodríguez	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
3068 Total					-	2,542.00	2,542.00	2,542.00	2,542.00	-
3069	RQ005002026	El Toa	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
3069 Total					-	2,542.00	2,542.00	2,542.00	2,542.00	-
3070	RQ005005027	Pedro Regalado Díaz	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
			1410.00	Management Fees	-	9,372.30	9,372.30	9,372.30	9,372.30	-
			1430.01	Consultant Fees	-	149,272.13	149,272.13	149,272.13	133,059.24	-
			1450.00	Site Improvement	-	7,496.70	7,496.70	7,496.70	7,496.70	-
			1460.00	Dwelling Structure	-	3,800.00	3,800.00	3,800.00	1,800.00	-
			1495.01	Relocation Costs	-	110,192.32	110,192.32	110,192.32	73,051.68	-
3070 Total					-	281,722.20	281,722.20	281,722.20	226,368.67	-
3071	RQ005002028	Francisco Vega Sánchez	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
3071 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
3073	RQ005006034	Efraín Suárez	1406.00	Operations	-	1,906.50	1,906.50	1,906.50	1,906.50	-
			1410.00	Management Fees	-	11,246.76	11,246.76	11,246.76	11,246.76	-
			1430.01	Consultant Fees	-	38,031.18	38,031.18	38,031.18		-
			1450.00	Site Improvement	-	1,119.00	1,119.00	1,119.00	1,119.00	-
3073 Total					-	52,303.44	52,303.44	52,303.44	14,272.26	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3081	RQ005010019	Ext. Manuel A. Pérez	1406.00	Operations	-	28,597.46	28,597.46	28,597.46	28,597.46	-
3081 Total					-	28,597.46	28,597.46	28,597.46	28,597.46	-
3082	RQ005002002	Ramón Marín Solá	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
			1408.00	Management Improvement	-	82,269.00	82,269.00	82,269.00	63,791.38	-
			1430.01	Consultant Fees	-	2,704.80	2,704.80	2,704.80		-
3082 Total					-	91,328.79	91,328.79	91,328.79	70,146.37	-
3083	RQ005006004	Luis Muñoz Morales	1406.00	Operations	-	161,896.99	161,896.99	161,896.99	161,896.99	-
3083 Total					-	161,896.99	161,896.99	161,896.99	161,896.99	-
3084	RQ005009003	Luis Muñoz Rivera	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
			1430.01	Consultant Fees	-	325.28	325.28	325.28	325.28	-
			1495.01	Relocation Costs	-	2,151.64	2,151.64	2,151.64	2,151.64	-
			9001.00	Debt Service Charge	-	911,607.50	911,607.50	911,607.50	911,607.50	-
3084 Total					-	920,439.41	920,439.41	920,439.41	920,439.41	-
3085	RQ005006017	Luis Palés Matos	1406.00	Operations	-	9,468.94	9,468.94	9,468.94	9,468.94	-
			1410.00	Management Fees	-	55,858.93	55,858.93	55,858.93	55,858.93	-
3085 Total					-	65,327.87	65,327.87	65,327.87	65,327.87	-
3086	RQ005001004	José Agustín Aponte	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
3086 Total					-	9,532.49	9,532.49	9,532.49	9,532.49	-
3087	RQ005001018	Andrés M. Liceaga	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1430.01	Consultant Fees	-	2,325.50	2,325.50	2,325.50	2,325.50	-
			1495.01	Relocation Costs	-	(1,752.55)	(1,752.55)	(1,752.55)	(1,752.55)	-
			9001.00	Debt Service Charge	-	843,357.89	843,357.89	843,357.89	843,357.89	-
3087 Total					-	848,697.08	848,697.08	848,697.08	848,697.08	-
3088	RQ005006011	Las Palmas	1406.00	Operations	-	3,812.99	3,812.99	3,812.99	3,812.99	-
3088 Total					-	3,812.99	3,812.99	3,812.99	3,812.99	-
3089	RQ005006021	Villas del Parque	1406.00	Operations	-	32,177.50	32,177.50	32,177.50	32,177.50	-
			1430.01	Architectural & Engineering Fees	-	15,050.02	15,050.02	15,050.02		-
3089 Total					-	47,227.52	47,227.52	47,227.52	32,177.50	-
3090	RQ005006028	Bella Vista	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1495.01	Relocation Costs	-	106,350.00	106,350.00	106,350.00	106,350.00	-
3090 Total					-	109,527.50	109,527.50	109,527.50	109,527.50	-
3091	RQ005008025	El Recreo	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
3091 Total					-	9,532.49	9,532.49	9,532.49	9,532.49	-
3092	RQ005002017	Enrique Zorrilla	1406.00	Operations	-	8,896.99	8,896.99	8,896.99	8,896.99	-
			1450.00	Site Improvement	-	47,774.00	47,774.00	47,774.00		-
3092 Total					-	56,670.99	56,670.99	56,670.99	8,896.99	-
3093	RQ005004015	Narciso Varona	1406.00	Operations	-	8,261.49	8,261.49	8,261.49	8,261.49	-
			1430.01	Architectural & Engineering Fees	-	166,358.15	166,358.15	166,358.15	81,330.04	-
				Consultant Fees	-	421,445.38	421,445.38	421,445.38	5,645.00	-
			1495.01	Relocation Costs	-	180,237.59	5,211.09	5,211.09	2,085.81	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3093	RQ005004015	Narciso Varona	1495.01	Management Fees	-		175,026.50	175,026.50	175,026.50	-
3093 Total					-	776,302.61	776,302.61	776,302.61	272,348.84	-
3094	RQ005007002	Padre Rivera	1406.00	Operations	-	8,261.49	8,261.49	8,261.49	8,261.49	-
			1410.00	Management Fees	-	48,735.98	48,735.98	48,735.98	48,735.98	-
			1495.01	Relocation Costs	-	73,523.68	73,523.68	73,523.68		-
3094 Total					-	130,521.15	130,521.15	130,521.15	56,997.47	-
3095	RQ005005019	Pedro Rosario Nieves	1406.00	Operations	-	786,672.74	786,672.74	786,672.74	786,672.74	-
			1408.00	Management Improvement	-	127,845.00	127,845.00	127,845.00	109,638.48	-
			1430.01	Consultant Fees	-	14,409.62	14,409.62	14,409.62	14,409.62	-
			1495.01	Relocation Costs	-	68,590.58	68,590.58	68,590.58	(775.42)	-
			9001.00	Debt Service Charge	-	1,758,065.42	1,758,065.42	1,758,065.42	1,758,065.42	-
3095 Total					-	2,755,583.36	2,755,583.36	2,755,583.36	2,668,010.84	-
3096	RQ005003002	José Celso Barbosa	1406.00	Operations	-	7,308.24	7,308.24	7,308.24	7,308.24	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
3096 Total					-	21,317.68	21,317.68	21,317.68	21,317.68	-
3097	RQ005002003	Trina Padilla de Sanz	1406.00	Operations	-	8,515.69	8,515.69	8,515.69	8,515.69	-
			1408.00	Management Improvement	-	61,146.00	61,146.00	61,146.00	39,178.20	-
			9001.00	Debt Service Charge	-	1,578,553.74	1,578,553.74	1,578,553.74	1,578,553.74	-
3097 Total					-	1,648,215.43	1,648,215.43	1,648,215.43	1,626,247.63	-
3098	RQ005004014	Luis C. Echevarría	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
3098 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
3099	RQ005002004	Antonio Márquez Arbona	1406.00	Operations	-	5,719.49	5,719.49	5,719.49	5,719.49	-
			1430.01	Consultant Fees	-	779,256.48	779,256.48	779,256.48	20,535.00	-
3099 Total					-	784,975.97	784,975.97	784,975.97	26,254.49	-
3100	RQ005001005	Agustín Stahl	1406.00	Operations	-	12,709.98	12,709.98	12,709.98	12,709.98	-
			1430.01	Consultant Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	5,437,275.38	5,437,275.38	5,437,275.38		-
3100 Total					-	5,449,985.36	5,449,985.36	5,449,985.36	12,709.98	-
3101	RQ005002005	Bella Vista	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1408.00	Management Improvement	-	56,691.00	56,691.00	56,691.00	51,172.57	-
3101 Total					-	61,457.24	61,457.24	61,457.24	55,938.81	-
3102	RQ005003018	Juana Matos I	1406.00	Operations	-	12,709.98	12,709.98	12,709.98	12,709.98	-
			1408.00	Management Improvement	-	13,880.00	13,880.00	13,880.00	13,733.76	-
			1410.00	Management Fees	-	74,978.43	74,978.43	74,978.43	74,978.43	-
			1495.01	Relocation Costs	-	148,663.00	148,663.00	148,663.00		-
3102 Total					-	250,231.41	250,231.41	250,231.41	101,422.17	-
3103	RQ005006014	Manuel Martorell	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
3103 Total					-	4,766.24	4,766.24	4,766.24	4,766.24	-
3104	RQ005005030	Jardines de Vieques	1406.00	Operations	-	11,088.75	11,088.75	11,088.75	11,088.75	-
3104 Total					-	11,088.75	11,088.75	11,088.75	11,088.75	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3105	RQ005010020	Ext. Manuel A. Pérez	1406.00	Operations	-	12,201.58	12,201.58	12,201.58	12,201.58	-
			1430.01	Consultant Fees	-	-	-	-		-
			1495.01	Relocation Costs	-	35,999.07	35,999.07	35,999.07		-
3105 Total					-	48,200.65	48,200.65	48,200.65	12,201.58	-
4001	RQ005008007	Columbus Landing	1406.00	Operations	-	114,124.88	114,124.88	114,124.88	114,124.88	-
			1430.01	Consultant Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	68,340.00	68,340.00	68,340.00		-
4001 Total					-	182,464.88	182,464.88	182,464.88	114,124.88	-
4003	RQ005008009	Franklin Delano Roosevelt	1406.00	Operations	-	19,064.98	19,064.98	19,064.98	19,064.98	-
4003 Total					-	19,064.98	19,064.98	19,064.98	19,064.98	-
4004	RQ005008010	Sábalos Gardens	1406.00	Operations	-	4,448.49	4,448.49	4,448.49	4,448.49	-
			1430.01	Consultant Fees	-	3,345.29	3,345.29	3,345.29		-
4004 Total					-	7,793.78	7,793.78	7,793.78	4,448.49	-
4005	RQ005008010	Sábalos Gardens	9001.00	Debt Service Charge	-	3,019.58	3,019.58	3,019.58	3,019.58	-
4005 Total					-	3,019.58	3,019.58	3,019.58	3,019.58	-
4006	RQ005008012	Cuesta Las Piedras	1406.00	Operations	-	4,512.04	4,512.04	4,512.04	4,512.04	-
4006 Total					-	4,512.04	4,512.04	4,512.04	4,512.04	-
4008	RQ005008013	Yagüez	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
4008 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
4009	RQ005008014	Manuel Hernández Rosa (Candela	1406.00	Operations	-	8,515.69	8,515.69	8,515.69	8,515.69	-
			1408.00	Management Improvement	-	204,810.00	204,810.00	204,810.00	177,479.47	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
4009 Total					-	227,335.13	227,335.13	227,335.13	200,004.60	-
4010	RQ005008015	El Carmen	1406.00	Operations	-	114,007.29	114,007.29	114,007.29	114,007.29	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
4010 Total					-	128,016.73	128,016.73	128,016.73	128,016.73	-
4011	RQ005008016	Rafael Hernández	1406.00	Operations	-	8,706.34	8,706.34	8,706.34	8,706.34	-
			1408.00	Management Improvement	-	106,594.00	106,594.00	106,594.00		-
			1430.01	Consultant Fees	-	23,314.09	23,314.09	23,314.09	23,314.09	-
			1460.00	Dwelling Structure	-	25,068.75	25,068.75	25,068.75	23,863.03	-
			1495.01	Relocation Costs	-	0.01	0.01	0.01		-
4011 Total					-	163,683.19	163,683.19	163,683.19	55,883.46	-
5001	RQ005010021	Juan César Cordero Dávila	1406.00	Operations	-	16,141.68	16,141.68	16,141.68	16,141.68	-
5001 Total					-	16,141.68	16,141.68	16,141.68	16,141.68	-
5002	RQ005003019	Juana Matos II	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
5002 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
5003	RQ005003003	Rafael Torrech	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
5003 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
5004	RQ005004005	Raúl Castellón	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
5004 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-

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Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5005	RQ005008017	Mar y Sol	1406.00	Operations	-	3,940.09	3,940.09	3,940.09	3,940.09	-
			1410.00	Management Fees	-	23,243.31	23,243.31	23,243.31	23,243.31	-
5005 Total					-	27,183.40	27,183.40	27,183.40	27,183.40	-
5006	RQ005009021	Los Rosales	1406.00	Operations	-	5,719.49	5,719.49	5,719.49	5,719.49	-
			1460.00	Dwelling Structure	-	91,120.00	91,120.00	91,120.00		-
5006 Total					-	96,839.49	96,839.49	96,839.49	5,719.49	-
5007	RQ005010022	Jardines Sellés I	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
			1495.01	Relocation Costs	-	67,324.33	67,324.33	67,324.33	(1,271.80)	-
5007 Total					-	76,856.82	76,856.82	76,856.82	8,260.69	-
5008	RQ005003020	Juana Matos III	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
			1475.00	Nondwelling Equipment, Computer Equip	-	49,042.05	49,042.05	49,042.05		-
5008 Total					-	55,397.04	55,397.04	55,397.04	6,354.99	-
5009	RQ005005003	Sabana Abajo	1406.00	Operations	-	15,887.48	15,887.48	15,887.48	15,887.48	-
			1408.00	Management Improvement	-	81,105.00	81,105.00	81,105.00	66,335.69	-
5009 Total					-	96,992.48	96,992.48	96,992.48	82,223.17	-
5010	RQ005004006	Brisas del Turabo I	1406.00	Operations	-	5,655.94	5,655.94	5,655.94	5,655.94	-
5010 Total					-	5,655.94	5,655.94	5,655.94	5,655.94	-
5011	RQ005010023	Jardines del Paraíso	1406.00	Operations	-	638,468.94	638,468.94	638,468.94	638,468.94	-
			1410.00	Management Fees	-	55,858.93	55,858.93	55,858.93	55,858.93	-
			1430.01	Consultant Fees	-	252,113.69	252,113.69	252,113.69	199,150.65	-
			1450.00	Site Improvement	-	1,347,821.86	1,347,821.86	1,347,821.86		-
			1460.00	Dwelling Structure	-	133,170.25	133,170.25	133,170.25		-
			1495.01	Relocation Costs	-	57,563.54	57,563.54	57,563.54	7,174.55	-
5011 Total					-	2,484,997.21	2,484,997.21	2,484,997.21	900,653.07	-
5012	RQ005008018	Sábalos Nuevos (Ext. Sábalos Ga	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1430.01	Consultant Fees	-	6,920.95	6,920.95	6,920.95	6,920.95	-
			9001.00	Debt Service Charge	-	2,086,453.29	2,086,453.29	2,086,453.29	2,086,453.29	-
5012 Total					-	2,102,906.73	2,102,906.73	2,102,906.73	2,102,906.73	-
5013	RQ005010024	Jardines de Country Club	1406.00	Operations	-	3,590.57	3,590.57	3,590.57	3,590.57	-
			1408.00	Management Improvement	-	6,830.00	6,830.00	6,830.00	5,711.36	-
5013 Total					-	10,420.57	10,420.57	10,420.57	9,301.93	-
5014	RQ005001006	Juan García Ducos	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
5014 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
5015	RQ005010025	Las Gladiolas I	1408.00	Management Improvement	-	13,998.00	13,998.00	13,998.00	13,277.44	-
			1430.01	Architectural & Engineering Fees	-	116,974.77	116,974.77	116,974.77	70,124.67	-
				Consultant Fees	-	198,913.67	198,913.67	198,913.67		-
			1475.00	Nondwelling Equipment, Computer Equip	-	-	-	-		-
			1495.01	Relocation Costs	-	65,849.22	65,849.22	65,849.22	64,972.12	-
5015 Total					-	395,735.66	395,735.66	395,735.66	148,374.23	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5016	RQ005010025	Alejandrino	1406.00	Operations	-	9,341.84	9,341.84	9,341.84	9,341.84	-
5016 Total					-	9,341.84	9,341.84	9,341.84	9,341.84	-
5017	RQ005010027	San Martín	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1408.00	Management Improvement	-	14,130.00	14,130.00	14,130.00	11,717.12	-
			1410.00	Management Fees	-	56,233.82	56,233.82	56,233.82	56,233.82	-
			1450.00	Site Improvement	-	541,586.54	541,586.54	541,586.54	541,586.54	-
			1495.01	Relocation Costs	-	359,238.75	359,238.75	359,238.75	1,216.00	-
5017 Total					-	980,721.60	980,721.60	980,721.60	620,285.97	-
5019	RQ005004007	Brisas del Turabo II	1406.00	Operations	-	3,876.54	3,876.54	3,876.54	3,876.54	-
5019 Total					-	3,876.54	3,876.54	3,876.54	3,876.54	-
5020	RQ005007003	Pedro J. Palou	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1408.00	Management Improvement	-	128,082.00	128,082.00	128,082.00	106,928.33	-
5020 Total					-	132,848.24	132,848.24	132,848.24	111,694.57	-
5021	RQ005005020	Puerto Real	1406.00	Operations	-	8,177.50	8,177.50	8,177.50	8,177.50	-
			1430.01	Consultant Fees	-	737.54	737.54	737.54		-
5021 Total					-	8,915.04	8,915.04	8,915.04	8,177.50	-
5022	RQ005009022	La Ceiba	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1430.01	Consultant Fees	-	778.96	778.96	778.96	778.96	-
			1495.01	Relocation Costs	-	(2,537.00)	(2,537.00)	(2,537.00)	(2,537.00)	-
			9001.00	Debt Service Charge	-	1,255,227.37	1,255,227.37	1,255,227.37	1,255,227.37	-
5022 Total					-	1,263,001.82	1,263,001.82	1,263,001.82	1,263,001.82	-
5023	RQ005010028	San Fernando	1406.00	Operations	-	522,612.84	522,612.84	522,612.84	522,612.84	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1495.01	Relocation Costs	-	(900.00)	(900.00)	(900.00)	(900.00)	-
			9001.00	Debt Service Charge	-	2,142,909.73	2,142,909.73	2,142,909.73	2,142,909.73	-
5023 Total					-	2,678,632.01	2,678,632.01	2,678,632.01	2,678,632.01	-
5024	RQ005001007	Bernardino Villanueva	1406.00	Operations	-	8,007.29	8,007.29	8,007.29	8,007.29	-
			1408.00	Management Improvement	-	184,866.00	184,866.00	184,866.00	146,583.64	-
5024 Total					-	192,873.29	192,873.29	192,873.29	154,590.93	-
5025	RQ005003021	Las Palmas	1406.00	Operations	-	12,709.98	12,709.98	12,709.98	12,709.98	-
			1408.00	Management Improvement	-	132,522.00	132,522.00	132,522.00	107,011.95	-
5025 Total					-	145,231.98	145,231.98	145,231.98	119,721.93	-
5026	RQ005010029	Los Lirios	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1460.00	Dwelling Structure	-		3,099,288.47	3,099,288.47		-
5026 Total					-	4,766.24	3,104,054.71	3,104,054.71	4,766.24	-
5027	RQ005006005	Jardines de Montellano	1406.00	Operations	-	7,943.74	7,943.74	7,943.74	7,943.74	-
			1408.00	Management Improvement	-	141,336.00	141,336.00	141,336.00	134,567.97	-
			9001.00	Debt Service Charge	-	1,839,978.83	1,839,978.83	1,839,978.83	1,839,978.83	-
5027 Total					-	1,989,258.57	1,989,258.57	1,989,258.57	1,982,490.54	-
5028	RQ005009035	Santa Catalina	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5028	RQ005009035	Santa Catalina	1430.01	Consultant Fees	-	-	-	-		-
				Permit Fees	-	3,879.00	3,879.00	3,879.00	3,879.00	-
			1460.00	Dwelling Structure	-	2,400,543.84	2,400,517.00	2,400,517.00		-
5028 Total					-	2,410,777.83	2,410,750.99	2,410,750.99	10,233.99	-
5029	RQ005006006	Los Laureles	1406.00	Operations	-	1,931.77	1,931.77	1,931.77	1,931.77	-
5029 Total					-	1,931.77	1,931.77	1,931.77	1,931.77	-
5031	RQ005010030	Jardines de Campo Rico	1406.00	Operations	-	332,227.89	332,227.89	332,227.89	332,227.89	-
			1408.00	Management Improvement	-	7,063.00	7,063.00	7,063.00	6,888.96	-
			1495.01	Relocation Costs	-	57,584.64	57,584.64	57,584.64	-	-
			9001.00	Debt Service Charge	-	963,079.49	963,079.49	963,079.49	963,079.49	-
5031 Total					-	1,359,955.02	1,359,955.02	1,359,955.02	1,302,196.34	-
5033	RQ005010031	El Trébol	1406.00	Operations	-	4,829.79	4,829.79	4,829.79	4,829.79	-
			1430.01	Inspection Cost	-	19,000.00	19,000.00	19,000.00	19,000.00	-
			1460.00	Dwelling Structure	-	479,375.00	479,375.00	479,375.00	404,875.00	-
			1495.01	Relocation Costs	-	(630.17)	(630.17)	(630.17)	(630.17)	-
5033 Total					-	502,574.62	502,574.62	502,574.62	428,074.62	-
5034	RQ005010032	Alturas de Cupey	1406.00	Operations	-	476,943.74	476,943.74	476,943.74	476,943.74	-
			1430.01	Architectural & Engineering Fees	-	6,000.00	6,000.00	6,000.00		-
				Consultant Fees	-	207,391.36	207,391.36	207,391.36	100,302.32	-
5034 Total					-	690,335.10	690,335.10	690,335.10	577,246.06	-
5035	RQ005010033	Villa Esperanza	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1410.00	Management Fees	-	56,233.82	56,233.82	56,233.82	56,233.82	-
			1430.01	Architectural & Engineering Fees	-	21,000.00	21,000.00	21,000.00		-
			1495.01	Relocation Costs	-	-	-	-		-
5035 Total					-	86,766.31	86,766.31	86,766.31	65,766.31	-
5037	RQ005003022	Jardines de Cataño	1406.00	Operations	-	5,719.49	5,719.49	5,719.49	5,719.49	-
			1430.01	Consultant Fees	-	17,580.40	17,580.40	17,580.40	13,678.26	-
			1495.01	Relocation Costs	-	63,597.00	63,597.00	63,597.00	-	-
			9001.00	Debt Service Charge	-	597,536.79	597,536.79	597,536.79	597,536.79	-
5037 Total					-	684,433.68	684,433.68	684,433.68	616,934.54	-
5038	RQ005010034	Las Margaritas III	1406.00	Operations	-	7,340.02	7,340.02	7,340.02	7,340.02	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
5038 Total					-	21,349.46	21,349.46	21,349.46	21,349.46	-
5039	RQ005010036	Jard. de Monte Hatillo	1406.00	Operations	-	22,178.92	22,178.92	22,178.92	22,178.92	-
			1408.00	Management Improvement	-	65.28	65.28	65.28	-	-
5039 Total					-	22,244.20	22,244.20	22,244.20	22,178.92	-
5040	RQ005010037	Jardines Sellés II	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1495.01	Relocation Costs	-	276,919.37	276,919.37	276,919.37	(435.39)	-
5040 Total					-	294,106.31	294,106.31	294,106.31	16,751.55	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5042	RQ005006012	El Edén	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1430.01	Consultant Fees	-	12,601.35	12,601.35	12,601.35		-
5042 Total					-	17,367.59	17,367.59	17,367.59	4,766.24	-
5044	RQ005005017	Jardines de Ceiba	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
5044 Total					-	1,588.75	1,588.75	1,588.75	1,588.75	-
5045	RQ005006029	Brisas del Mar	1406.00	Operations	-	2,923.30	2,923.30	2,923.30	2,923.30	-
5045 Total					-	2,923.30	2,923.30	2,923.30	2,923.30	-
5048	RQ005006018	Carioca	1406.00	Operations	-	872,354.99	872,354.99	872,354.99	872,354.99	-
			1430.01	Consultant Fees	-	15,231.94	15,231.94	15,231.94	15,231.94	-
			9001.00	Debt Service Charge	-	1,501,584.53	1,501,584.53	1,501,584.53	1,501,584.53	-
5048 Total					-	2,389,171.46	2,389,171.46	2,389,171.46	2,389,171.46	-
5051	RQ005004008	Caguax	1406.00	Operations	-	635.50	635.50	635.50	635.50	-
5051 Total					-	635.50	635.50	635.50	635.50	-
5052	RQ005003004	Magnolia Gardens	1406.00	Operations	-	3,304.60	3,304.60	3,304.60	3,304.60	-
5052 Total					-	3,304.60	3,304.60	3,304.60	3,304.60	-
5054	RQ005008020	Monte Isleño	1406.00	Operations	-	5,878.37	5,878.37	5,878.37	5,878.37	-
5054 Total					-	5,878.37	5,878.37	5,878.37	5,878.37	-
5056	RQ005003026	Los Alamos	1406.00	Operations	-	198,947.38	198,947.38	198,947.38	198,947.38	-
			1430.01	Architectural & Engineering Fees	-	1,042,203.70	1,042,203.70	1,042,203.70		-
5056 Total					-	1,241,151.08	1,241,151.08	1,241,151.08	198,947.38	-
5057	RQ005005004	Los Mirtos	1406.00	Operations	-	7,625.99	7,625.99	7,625.99	7,625.99	-
			1430.01	Consultant Fees	-	389.27	389.27	389.27	389.27	-
			1460.00	Dwelling Structure	-	3,619.34	3,619.34	3,619.34	3,619.34	-
			1495.01	Relocation Costs	-	114,276.00	114,276.00	114,276.00	(129.00)	-
			9001.00	Debt Service Charge	-	2,666,744.26	2,666,744.26	2,666,744.26	2,666,744.26	-
5057 Total					-	2,792,654.86	2,792,654.86	2,792,654.86	2,678,249.86	-
5058	RQ005006006	Jardines Buena Vista	1406.00	Operations	-	7,563.55	7,563.55	7,563.55	7,563.55	-
5058 Total					-	7,563.55	7,563.55	7,563.55	7,563.55	-
5064	RQ005004016	Colinas de Magnolia	1406.00	Operations	-	4,702.69	4,702.69	4,702.69	4,702.69	-
			1408.00	Management Improvement	-	90,972.00	90,972.00	90,972.00	51,681.08	-
			1430.01	Consultant Fees	-	-	-	-		-
			1450.00	Site Improvement	-	150,000.00	150,000.00	150,000.00	150,000.00	-
			1470.00	Nondwelling Structures	-	71,256.61	71,256.61	71,256.61	56,699.46	-
			9001.00	Debt Service Charge	-	491,577.97	491,577.97	491,577.97	491,577.97	-
5064 Total					-	808,509.27	808,509.27	808,509.27	754,661.20	-
5066	RQ005004009	Turabo Heights	1406.00	Operations	-	8,070.84	8,070.84	8,070.84	8,070.84	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1450.00	Site Improvement	-	2,332.63	2,332.63	2,332.63	2,332.63	-
			1460.00	Dwelling Structure	-	389,939.40	389,939.40	389,939.40	389,939.40	-
			9001.00	Debt Service Charge	-	2,077,889.56	2,077,889.56	2,077,889.56	2,077,889.56	-

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5066 Total					-	2,492,241.87	2,492,241.87	2,492,241.87	2,492,241.87	-
5067	RQ005009035	Ext. Santa Catalina	1406.00	Operations	-	762.60	762.60	762.60	762.60	-
			1430.01	Consultant Fees	-	5,786.45	5,786.45	5,786.45	5,786.45	-
			9001.00	Debt Service Charge	-	176,812.60	176,812.60	176,812.60	176,812.60	-
5067 Total					-	183,361.65	183,361.65	183,361.65	183,361.65	-
5068	RQ005010038	Las Amapolas	1406.00	Operations	-	6,482.09	6,482.09	6,482.09	6,482.09	-
			1410.00	Management Fees	-	38,239.00	38,239.00	38,239.00	38,239.00	-
			1430.01	Architectural & Engineering Fees	-	965,497.45	965,497.45	965,497.45	482,748.72	-
				Consultant Fees	-	34,695.50	34,695.50	34,695.50	27,795.50	-
				Inspection Cost	-	241,374.37	241,374.37	241,374.37		-
				Permit Fees	-	20,800.00	20,800.00	20,800.00		-
			1495.01	Relocation Costs	-	164,950.00	164,950.00	164,950.00	960.00	-
5068 Total					-	1,472,038.41	1,472,038.41	1,472,038.41	556,225.31	-
5069	RQ005010039	Los Laureles	1406.00	Operations	-	6,164.34	6,164.34	6,164.34	6,164.34	-
5069 Total					-	6,164.34	6,164.34	6,164.34	6,164.34	-
5070	RQ005010040	Leopoldo Figueroa	1406.00	Operations	-	7,625.99	7,625.99	7,625.99	7,625.99	-
			1460.00	Dwelling Structure	-	7,464.00	7,464.00	7,464.00	7,464.00	-
5070 Total					-	15,089.99	15,089.99	15,089.99	15,089.99	-
5071	RQ005010041	Beatriz Lasalle	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1460.00	Dwelling Structure	-	2,000.00	2,000.00	2,000.00	2,000.00	-
5071 Total					-	5,177.50	5,177.50	5,177.50	5,177.50	-
5075	RQ005005005	Lagos de Blasina	1406.00	Operations	-	68,625.99	68,625.99	68,625.99	68,625.99	-
			1430.01	Consultant Fees	-	325.28	325.28	325.28	325.28	-
			1495.01	Relocation Costs	-	74,606.00	74,606.00	74,606.00	(850.00)	-
			9001.00	Debt Service Charge	-	1,764,028.76	1,764,028.76	1,764,028.76	1,764,028.76	-
5075 Total					-	1,907,586.03	1,907,586.03	1,907,586.03	1,832,130.03	-
5076	RQ005005006	Catañito Gardens	1406.00	Operations	-	3,940.09	3,940.09	3,940.09	3,940.09	-
			1430.01	Consultant Fees	-	861.89	861.89	861.89	861.89	-
			1495.01	Relocation Costs	-	(3,050.00)	(3,050.00)	(3,050.00)	(3,050.00)	-
			9001.00	Debt Service Charge	-	999,991.80	999,991.80	999,991.80	999,991.80	-
5076 Total					-	1,001,743.78	1,001,743.78	1,001,743.78	1,001,743.78	-
5077	RQ005010042	La Rosa	1406.00	Operations	-	73,652.30	73,652.30	73,652.30	73,652.30	-
5077 Total					-	73,652.30	73,652.30	73,652.30	73,652.30	-
5080	RQ005010043	Jardines de Cupey	1406.00	Operations	-	1,449,786.69	1,449,786.69	1,449,786.69	1,449,786.69	-
			1430.01	Consultant Fees	-	19,558.95	19,558.95	19,558.95	19,558.95	-
			9001.00	Debt Service Charge	-	2,274,923.74	2,274,923.74	2,274,923.74	2,274,923.74	-
5080 Total					-	3,744,269.38	3,744,269.38	3,744,269.38	3,744,269.38	-
5081	RQ005005007	El Flamboyán	1406.00	Operations	-	4,321.39	4,321.39	4,321.39	4,321.39	-
5081 Total					-	4,321.39	4,321.39	4,321.39	4,321.39	-
5082	RQ005005008	Alturas de Country Club	1406.00	Operations	-	2,287.80	2,287.80	2,287.80	2,287.80	-

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5082	RQ005005008	Alturas de Country Club	1430.01	Consultant Fees	-	62,845.19	62,845.19	62,845.19	25,604.25	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-
			9001.00	Debt Service Charge	-	35,089.00	35,089.00	35,089.00		-
5082 Total					-	378,266.61	378,266.61	378,266.61	378,266.61	-
5085	RQ005003027	La Rosaleda	1406.00	Operations	-	478,488.60	478,488.60	478,488.60	406,158.66	-
5085 Total					-	4,321.39	4,321.39	4,321.39	4,321.39	-
5088	RQ005009023	Lirios del Sur	1406.00	Operations	-	4,321.39	4,321.39	4,321.39	4,321.39	-
			1410.00	Management Fees	-	12,709.98	12,709.98	12,709.98	12,709.98	-
			1430.01	Architectural & Engineering Fees	-	74,978.43	74,978.43	74,978.43	74,978.43	-
				Consultant Fees	-	32,994.78	32,994.78	32,994.78	32,994.78	-
			1450.00	Site Improvement	-	190,538.20	190,538.20	190,538.20	168,814.27	-
			1460.00	Dwelling Structure	-	17,911.16	17,911.16	17,911.16		-
			1470.00	Nondwelling Structures	-	17,716.56	17,716.56	17,716.56	17,716.56	-
			1495.01	Relocation Costs	-	496.26	496.26	496.26		-
5088 Total					-	364,143.83	364,143.83	364,143.83	310,472.77	-
5089	RQ005009024	Perla del Caribe	1406.00	Operations	-	711,489.20	711,489.20	711,489.20	617,686.79	-
			1430.01	Architectural & Engineering Fees	-	8,642.79	8,642.79	8,642.79	8,642.79	-
5089 Total					-	6,250.00	6,250.00	6,250.00		-
5090	RQ005004019	Jardines de Judely	1406.00	Operations	-	14,892.79	14,892.79	14,892.79	8,642.79	-
			9001.00	Debt Service Charge	-	1,016.80	1,016.80	1,016.80	1,016.80	-
5090 Total					-	87,217.37	87,217.37	87,217.37	87,217.37	-
5091	RQ005003005	Miraflores II	1406.00	Operations	-	88,234.17	88,234.17	88,234.17	88,234.17	-
5091 Total					-	31.77	31.77	31.77	31.77	-
5092	RQ005004020	La Lorenzana	1406.00	Operations	-	31.77	31.77	31.77	31.77	-
			1430.01	Consultant Fees	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			9001.00	Debt Service Charge	-	363.74	363.74	363.74	363.74	-
5092 Total					-	648,442.97	648,442.97	648,442.97	648,442.97	-
5093	RQ005003006	Brisas de Bayamón	1406.00	Operations	-	651,984.21	651,984.21	651,984.21	651,984.21	-
			1430.01	Consultant Fees	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1495.01	Relocation Costs	-	398.32	398.32	398.32	398.32	-
			9001.00	Debt Service Charge	-	(1,300.00)	(1,300.00)	(1,300.00)	(1,300.00)	-
5093 Total					-	541,028.74	541,028.74	541,028.74	541,028.74	-
5094	RQ005003007	Las Gardenias	1406.00	Operations	-	549,659.55	549,659.55	549,659.55	549,659.55	-
5094 Total					-	5,211.09	5,211.09	5,211.09	5,211.09	-
5095	RQ005	Las Terrazas	1430.01	Consultant Fees	-	5,211.09	5,211.09	5,211.09	5,211.09	-
			1499.00	Development Activities	-	260,619.84	260,619.84	260,619.84	260,608.63	-
5095 Total					-	897,592.86	897,592.86	897,592.86	791,910.47	-
					-	1,158,212.70	1,158,212.70	1,158,212.70	1,052,519.10	-

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U.S. Department of Housing and Urban Development

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5096	RQ005003008	La Alhambra	1406.00	Operations	-	3,050.40	3,050.40	3,050.40	3,050.40	-
			1430.01	Consultant Fees	-	5,096.30	5,096.30	5,096.30	5,096.30	-
5096 Total					-	8,146.70	8,146.70	8,146.70	8,146.70	-
5097	RQ005010044	Emiliano Pol	1406.00	Operations	-	6,609.19	6,609.19	6,609.19	6,609.19	-
			1460.00	Dwelling Structure	-	2,230.00	2,230.00	2,230.00	2,230.00	-
5097 Total					-	8,839.19	8,839.19	8,839.19	8,839.19	-
5098	RQ005002016	Hatillo del Mar (Oscar Colón Delg	1406.00	Operations	-	1,906.50	1,906.50	1,906.50	1,906.50	-
5098 Total					-	1,906.50	1,906.50	1,906.50	1,906.50	-
5099	RQ005010045	El Prado	1406.00	Operations	-	6,990.49	6,990.49	6,990.49	6,990.49	-
			1408.00	Management Improvement	-	11,803.00	11,803.00	11,803.00	10,289.28	-
			1430.01	Consultant Fees -	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1495.01	Relocation Costs	-	(859.32)	(859.32)	(859.32)	(859.32)	-
5099 Total					-	31,943.61	31,943.61	31,943.61	30,429.89	-
5100	RQ005001013	Alturas de Isabela	1406.00	Operations	-	3,304.60	3,304.60	3,304.60	3,304.60	-
			1430.01	Architectural & Engineering Fees	-	3,200.00	3,200.00	3,200.00		-
5100 Total					-	6,504.60	6,504.60	6,504.60	3,304.60	-
5101	RQ005005009	La Esmeralda	1406.00	Operations	-	27,669.10	27,669.10	27,669.10	27,669.10	-
			1430.01	Consultant Fees	-	302.60	302.60	302.60	302.60	-
			1495.01	Relocation Costs	-	30,258.23	30,258.23	30,258.23	(1,199.77)	-
			9001.00	Debt Service Charge	-	652,942.03	652,942.03	652,942.03	652,942.03	-
5101 Total					-	711,171.96	711,171.96	711,171.96	679,713.96	-
5102	RQ005005010	El Coral	1406.00	Operations	-	31,177.50	31,177.50	31,177.50	31,177.50	-
			1430.01	Consultant Fees	-	446.79	446.79	446.79	446.79	-
			1460.00	Dwelling Structure	-	54,319.00	54,319.00	54,319.00	54,319.00	-
			1495.01	Relocation Costs	-	42,713.00	42,713.00	42,713.00		-
			9001.00	Debt Service Charge	-	1,029,016.56	1,029,016.56	1,029,016.56	1,029,016.56	-
5102 Total					-	1,157,672.85	1,157,672.85	1,157,672.85	1,114,959.85	-
5103	RQ005005011	Torres de Sabana	1406.00	Operations	-	14,362.28	14,362.28	14,362.28	14,362.28	-
			1450.00	Site Improvement	-	60,000.00	60,000.00	60,000.00	54,000.00	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
5103 Total					-	74,362.28	74,362.28	74,362.28	68,362.28	-
5104	RQ005002018	Los Murales	1406.00	Operations	-	6,799.84	6,799.84	6,799.84	6,799.84	-
5104 Total					-	6,799.84	6,799.84	6,799.84	6,799.84	-
5105	RQ005002029	Las Violetas	1406.00	Operations	-	2,796.20	2,796.20	2,796.20	2,796.20	-
			9001.00	Debt Service Charge	-	546,551.35	546,551.35	546,551.35	546,551.35	-
5105 Total					-	549,347.55	549,347.55	549,347.55	549,347.55	-
5106	RQ005005028	Los Cedros	1406.00	Operations	-	551,295.99	551,295.99	551,295.99	551,295.99	-
			1430.01	Architectural & Engineering Fees	-	1,209,923.95	1,209,923.95	1,209,923.95		-
				Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1450.00	Site Improvement	-	11,000.00	11,000.00	11,000.00	9,900.00	-

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Office of Public and Indian Housing

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION

Grant Type and Number

Capital Fund Program Grant No: RQ46P005-501-08

Replacement Housing Factor Grant No:

Federal FY of Grant: CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5106	RQ005005028	Los Cedros	1460.00	Dwelling Structure	-	-	-	-		-
			1495.01	Relocation Costs	-	103,918.00	103,918.00	103,918.00		-
5106 Total					-	1,890,147.38	1,890,147.38	1,890,147.38	575,205.43	-
5107	RQ005009034	Jesús M. Lago	1406.00	Operations	-	1,271.00	1,271.00	1,271.00	1,271.00	-
			1460.00	Dwelling Structure	-	-	-	-		-
5107 Total					-	1,271.00	1,271.00	1,271.00	1,271.00	-
5108	RQ005009025	Ext. Dr. Pila II	1406.00	Operations	-	55,354.99	55,354.99	55,354.99	55,354.99	-
5108 Total					-	55,354.99	55,354.99	55,354.99	55,354.99	-
5109	RQ005007011	Santa Elena	1406.00	Operations	-	1,906.50	1,906.50	1,906.50	1,906.50	-
5109 Total					-	1,906.50	1,906.50	1,906.50	1,906.50	-
5111	RQ005008021	Jardines de Concordia	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
5111 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
5113	RQ005004010	Bonneville Heights	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5113 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5114	RQ005005029	Covadonga	1406.00	Operations	-	107,014.58	107,014.58	107,014.58	107,014.58	-
			1408.00	Management Improvement	-	182,292.20	182,292.20	182,292.20	121,796.55	-
5114 Total					-	289,306.78	289,306.78	289,306.78	228,811.13	-
5115	RQ005003002	Santa Catalina	1406.00	Operations	-	95.11	95.11	95.11	95.11	-
5115 Total					-	95.11	95.11	95.11	95.11	-
5119	RQ005002012	Dos Ríos	1406.00	Operations	-	1,906.50	1,906.50	1,906.50	1,906.50	-
5119 Total					-	1,906.50	1,906.50	1,906.50	1,906.50	-
5121	RQ005002019	Villa Evangelina II	1406.00	Operations	-	63.55	63.55	63.55	63.55	-
5121 Total					-	63.55	63.55	63.55	63.55	-
5123	RQ005003005	Miraflores III	1406.00	Operations	-	31.77	31.77	31.77	31.77	-
5123 Total					-	31.77	31.77	31.77	31.77	-
5125	RQ005001014	Jardines del Noroeste	1406.00	Operations	-	3,113.95	3,113.95	3,113.95	3,113.95	-
			1430.01	Architectural & Engineering Fees	-	4,300.00	4,300.00	4,300.00		-
5125 Total					-	7,413.95	7,413.95	7,413.95	3,113.95	-
5126	RQ005007005	Villa Navarro	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5126 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5127	RQ005002006	La Meseta	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1430.01	Consultant Fees	-	46.88	46.88	46.88	46.88	-
			1495.01	Relocation Costs	-	23,488.05	23,488.05	23,488.05	23,488.05	-
			9001.00	Debt Service Charge	-	1,212,547.56	1,212,547.56	1,212,547.56	1,212,547.56	-
5127 Total					-	1,245,614.98	1,245,614.98	1,245,614.98	1,245,614.98	-
5129	RQ005002023	Guarionex	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5129 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5131	RQ005007004	Jardines de Oriente	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
			9001.00	Debt Service Charge	-	832,224.82	832,224.82	832,224.82	832,224.82	-
5131 Total					-	838,579.81	838,579.81	838,579.81	838,579.81	-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5132	RQ005005022	Yuquiyú I	1406.00	Operations	-	144,177.50	144,177.50	144,177.50	144,177.50	-
5132 Total					-	144,177.50	144,177.50	144,177.50	144,177.50	-
5133	RQ005007007	Villas del Río	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1430.01	Consultant Fees	-	6,257.22	6,257.22	6,257.22	6,257.22	-
			1450.00	Site Improvement	-	73,214.00	73,214.00	73,214.00	73,214.00	-
			9001.00	Debt Service Charge	-	1,062,132.00	1,062,132.00	1,062,132.00	1,062,132.00	-
5133 Total					-	1,144,780.72	1,144,780.72	1,144,780.72	1,144,780.72	-
5135	RQ005010046	Las Dalias	1406.00	Operations	-	7,625.99	7,625.99	7,625.99	7,625.99	-
			1450.00	Site Improvement	-	8,762.23	8,762.23	8,762.23	8,762.23	-
			1460.00	Dwelling Structure	-	610,560.51	610,560.51	610,560.51	610,560.51	-
			1470.00	Nondwelling Structures	-	143,797.32	143,797.32	143,797.32	143,797.32	-
			1495.01	Relocation Costs	-	8,926.15	8,926.15	8,926.15	8,926.15	-
			9001.00	Debt Service Charge	-	31,699.20	31,699.20	31,699.20	31,699.20	-
5135 Total					-	811,371.40	811,371.40	811,371.40	811,371.40	-
5136	RQ005002008	Plazuela Catalina	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5136 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5138	RQ005004011	Villa del Rey	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5138 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5140	RQ005010047	Las Gladiolas II	1430.01	Architectural & Engineering Fees	-	116,974.76	116,974.76	116,974.76	70,124.67	-
				Consultant Fees	-	198,913.67	198,913.67	198,913.67		-
			1475.00	Nondwelling Equipment, Computer Equip	-	-	-	-		-
			1495.01	Relocation Costs	-	77,558.95	77,558.95	77,558.95	74,150.78	-
5140 Total					-	393,447.38	393,447.38	393,447.38	144,275.45	-
5143	RQ005010048	Monte Park	1406.00	Operations	-	9,659.59	9,659.59	9,659.59	9,659.59	-
			1408.00	Management Improvement	-	174,747.00	174,747.00	174,747.00	107,544.13	-
			1450.00	Site Improvement	-	6,200.00	6,200.00	6,200.00	6,200.00	-
5143 Total					-	190,606.59	190,606.59	190,606.59	123,403.72	-
5144	RQ005006031	Rincón Taino	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1410.00	Management Fees	-	18,744.61	18,744.61	18,744.61	18,744.61	-
			1430.01	Consultant Fees	-	5,863.42	5,863.42	5,863.42	2,931.71	-
			1495.01	Relocation Costs	-	-	-	-		-
5144 Total					-	27,785.53	27,785.53	27,785.53	24,853.82	-
5145	RQ005008026	Manuel F. Rossy	1406.00	Operations	-	3,209.27	3,209.27	3,209.27	3,209.27	-
			1408.00	Management Improvement	-	58,329.00	58,329.00	58,329.00	51,866.83	-
			1475.00	Nondwelling Equipment	-	1,662.00	1,662.00	1,662.00	1,662.00	-
			1495.01	Relocation Costs	-	466,047.88	466,047.88	466,047.88	289,784.48	-
5145 Total					-	529,248.15	529,248.15	529,248.15	346,522.58	-
5146	RQ005002019	Villa Evangelina III	1406.00	Operations	-	95.32	95.32	95.32	95.32	-
			1410.00	Management Fees	-	562.34	562.34	562.34	562.34	-
5146 Total					-	657.66	657.66	657.66	657.66	-

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Grant Type and Number: Capital Fund Program Grant No: RQ46P005-501-08; Replacement Housing Factor Grant No:	Federal FY of Grant: CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5147	RQ005002019	Villa Evangelina IV	1406.00	Operations	-	1,906.50	1,906.50	1,906.50	1,906.50	-
5147 Total					-	1,906.50	1,906.50	1,906.50	1,906.50	-
5148	RQ005006022	Leonardo Santiago	1406.00	Operations	-	12,177.50	12,177.50	12,177.50	12,177.50	-
5148 Total					-	12,177.50	12,177.50	12,177.50	12,177.50	-
5149	RQ005001008	Cuesta Vieja	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
5149 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
5150	RQ005003010	Jardines de Caparra	1406.00	Operations	-	9,151.19	9,151.19	9,151.19	9,151.19	-
5150 Total					-	9,151.19	9,151.19	9,151.19	9,151.19	-
5151	RQ005003011	Sierra Linda	1406.00	Operations	-	6,354.09	6,354.09	6,354.09	6,354.09	-
			1430.01	Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1450.00	Site Improvement	-	284,979.99	284,979.99	284,979.99	284,979.99	-
			1460.00	Dwelling Structure	-	431,270.39	431,270.39	431,270.39	431,270.39	-
			1495.01	Relocation Costs	-	15,091.37	15,113.49	15,113.49	11,458.66	-
			9001.00	Debt Service Charge	-	729,770.55	729,770.55	729,770.55	729,770.55	-
5151 Total					-	1,481,475.83	1,481,497.95	1,481,497.95	1,477,843.12	-
5153	RQ005001019	Hacienda San Andrés	1406.00	Operations	-	4,766.24	4,766.24	4,766.24	4,766.24	-
			1460.00	Dwelling Structure	-	97,208.71	97,208.71	97,208.71		-
			1475.00	Nondwelling Equipment, Computer Equip	-	2,310.37	2,310.37	2,310.37		-
5153 Total					-	104,285.32	104,285.32	104,285.32	4,766.24	-
5154	RQ005004002	Villa Monserrate	1410.00	Management Fees	-	19,494.39	19,494.39	19,494.39	19,494.39	-
			1430.01	Consultant Fees	-	221,318.44	221,318.44	221,318.44		-
5154 Total					-	240,812.83	240,812.83	240,812.83	19,494.39	-
5155	RQ005001009	Villamar Apts.	1406.00	Operations	-	2,669.10	2,669.10	2,669.10	2,669.10	-
5155 Total					-	2,669.10	2,669.10	2,669.10	2,669.10	-
5156	RQ005005024	El Cemí	1406.00	Operations	-	298,177.50	298,177.50	298,177.50	298,177.50	-
			1408.00	Management Improvement	-	13,174.00	13,174.00	13,174.00	13,130.24	-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Consultant Fees	-	28,019.28	28,019.28	28,019.28	28,019.28	-
				Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
5156 Total					-	339,370.78	339,370.78	339,370.78	339,327.02	-
5157	RQ005006007	Brisas de Cayey	1406.00	Operations	-	5,401.74	5,401.74	5,401.74	5,401.74	-
			1430.01	Consultant Fees	-	475.00	475.00	475.00	475.00	-
				Inspection Cost	-	6,011.54	6,011.54	6,011.54	6,011.54	-
			1460.00	Dwelling Structure	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	2,455.00	2,455.00	2,455.00	2,455.00	-
			1495.01	Relocation Costs	-	14,335.71	14,335.71	14,335.71	14,335.71	-
			9001.00	Debt Service Charge	-	612,650.55	612,650.55	612,650.55	612,650.55	-
5157 Total					-	641,329.54	641,329.54	641,329.54	641,329.54	-
5158	RQ005001010	La Montaña	1406.00	Operations	-	6,990.49	6,990.49	6,990.49	6,990.49	-

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PHA Name: PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Grant Type and Number: Capital Fund Program Grant No: RQ46P005-501-08; Replacement Housing Factor Grant No:	Federal FY of Grant: CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5158	RQ005001010	La Montaña	1410.00	Management Fees	-	41,238.13	41,238.13	41,238.13	41,238.13	-
			1430.01	Consultant Fees	-	67,666.95	67,666.95	67,666.95	67,666.95	-
			1495.01	Relocation Costs	-	394,324.48	394,324.48	394,324.48	(4,178.57)	-
5158 Total					-	510,220.05	510,220.05	510,220.05	111,717.00	-
5159	RQ005010049	Los Peñas	1406.00	Operations	-	18,354.99	18,354.99	18,354.99	18,354.99	-
			1410.00	Management Fees	-	37,489.21	37,489.21	37,489.21	37,489.21	-
			1495.01	Relocation Costs	-	240,580.06	240,580.06	240,580.06		-
5159 Total					-	296,424.26	296,424.26	296,424.26	55,844.20	-
5160	RQ005009026	Las Delicias	1406.00	Operations	-	349.52	349.52	349.52	349.52	-
5160 Total					-	349.52	349.52	349.52	349.52	-
5161	RQ005010050	El Manantial	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
			1430.01	Architectural & Engineering Fees	-	11,000.00	11,000.00	11,000.00		-
				Consultant Fees	-	3,580.68	3,580.68	3,580.68		-
			1495.01	Relocation Costs	-	179,850.84	179,850.84	179,850.84		-
			9001.00	Debt Service Charge	-	6,044.71	6,044.71	6,044.71	6,044.71	-
5161 Total					-	206,831.22	206,831.22	206,831.22	12,399.70	-
5162	RQ005001011	Las Muñecas	1406.00	Operations	-	6,354.99	6,354.99	6,354.99	6,354.99	-
5162 Total					-	6,354.99	6,354.99	6,354.99	6,354.99	-
5163	RQ005009027	José Tormos Diego	1406.00	Operations	-	5,338.19	5,338.19	5,338.19	5,338.19	-
5163 Total					-	5,338.19	5,338.19	5,338.19	5,338.19	-
5164	RQ005006035	Máximo Miranda Jimenez	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1430.01	Architectural & Engineering Fees	-	35,334.21	35,334.21	35,334.21	35,334.21	-
5164 Total					-	38,511.71	38,511.71	38,511.71	38,511.71	-
5165	RQ005004017	Antulio López (El Valenciano)	1406.00	Operations	-	3,463.47	3,463.47	3,463.47	3,463.47	-
5165 Total					-	3,463.47	3,463.47	3,463.47	3,463.47	-
5166	RQ005010051	Brisas de Cupey	1406.00	Operations	-	98,846.59	98,846.59	98,846.59	98,846.59	-
			1430.01	Consultant Fees	-	46,613.84	46,613.84	46,613.84	42,611.84	-
			1460.00	Dwelling Structure	-	1,124,769.90	1,124,769.90	1,124,769.90		-
5166 Total					-	1,270,230.33	1,270,230.33	1,270,230.33	141,458.43	-
5167	RQ005010052	Santa Elena	1406.00	Operations	-	5,338.19	5,338.19	5,338.19	5,338.19	-
5167 Total					-	5,338.19	5,338.19	5,338.19	5,338.19	-
5168	RQ005003012	Los Laureles	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5168 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5169	RQ005005012	Carolina Walk Up (El Faro)	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5169 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5170	RQ005004012	Jardines San Carlos	1406.00	Operations	-	2,732.65	2,732.65	2,732.65	2,732.65	-
5170 Total					-	2,732.65	2,732.65	2,732.65	2,732.65	-
5171	RQ005009028	Ponce Housing	1406.00	Operations	-	4,162.52	4,162.52	4,162.52	4,162.52	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
5171 Total					-	4,162.52	4,162.52	4,162.52	4,162.52	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5172	RQ005006013	Coamo Housing	1406.00	Operations	-	2,796.20	2,796.20	2,796.20	2,796.20	-
5172 Total					-	2,796.20	2,796.20	2,796.20	2,796.20	-
5173	RQ005009005	Bahia	1406.00	Operations	-	41,588.75	41,588.75	41,588.75	41,588.75	-
5173 Total					-	41,588.75	41,588.75	41,588.75	41,588.75	-
5174	RQ005008022	Mayagüez Gardens	1406.00	Operations	-	2,256.02	2,256.02	2,256.02	2,256.02	-
5174 Total					-	2,256.02	2,256.02	2,256.02	2,256.02	-
5175	RQ005002007	Villa de los Santos II	1406.00	Operations	-	508.40	508.40	508.40	508.40	-
5175 Total					-	508.40	508.40	508.40	508.40	-
5176	RQ005005021	Santiago Veve Calzada	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1495.01	Relocation Costs	-	44,404.00	44,404.00	44,404.00		-
			9001.00	Debt Service Charge	-	404,878.41	404,878.41	404,878.41	404,878.41	-
5176 Total					-	452,459.91	452,459.91	452,459.91	408,055.91	-
5177	RQ005002020	Brisas de Campo Alegre (Nuevo N	1406.00	Operations	-	4,734.47	4,734.47	4,734.47	4,734.47	-
5177 Total					-	4,734.47	4,734.47	4,734.47	4,734.47	-
5178	RQ005001002	Jardines de Aguada	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
5178 Total					-	2,224.25	2,224.25	2,224.25	2,224.25	-
5179	RQ005001012	Puerta del Sol	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5179 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5180	RQ005005018	La Ceiba	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
5180 Total					-	2,224.25	2,224.25	2,224.25	2,224.25	-
5181	RQ005006009	Jardines de Cidra	1406.00	Operations	-	45,224.25	45,224.25	45,224.25	45,224.25	-
5181 Total					-	45,224.25	45,224.25	45,224.25	45,224.25	-
5182	RQ005006015	Alturas del Cibuco	1406.00	Operations	-	603.72	603.72	603.72	603.72	-
5182 Total					-	603.72	603.72	603.72	603.72	-
5183	RQ005009004	Jardines de Guánica	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
			1430.01	Architectural & Engineering Fees	-	2,209.50	2,209.50	2,209.50	2,209.50	-
				Consultant Fees	-	26,421.50	26,421.50	26,421.50	26,421.50	-
5183 Total					-	30,855.25	30,855.25	30,855.25	30,855.25	-
5184	RQ005006019	Jardines de Guamaní	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5184 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5185	RQ005004019	Ext. Jardines de Judely	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
5185 Total					-	2,224.25	2,224.25	2,224.25	2,224.25	-
5186	RQ005005025	Yuquiyú II	1406.00	Operations	-	140,224.25	140,224.25	140,224.25	140,224.25	-
			1408.00	Management Improvement	-	6,972.00	6,972.00	6,972.00	6,964.40	-
			1430.01	Architectural & Engineering Fees	-	250.00	250.00	250.00	250.00	-
				Consultant Fees	-	14,009.44	14,009.44	14,009.44	14,009.44	-
			1460.00	Dwelling Structure	-	27,770.00	27,770.00	27,770.00	27,770.00	-
			9001.00	Debt Service Charge	-	209,482.44	209,482.44	209,482.44	209,482.44	-
5186 Total					-	398,708.13	398,708.13	398,708.13	398,700.53	-
5187	RQ005007009	Villa Real	1406.00	Operations	-	9,724.25	9,724.25	9,724.25	9,724.25	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5187 Total					-	9,724.25	9,724.25	9,724.25	9,724.25	-
5188	RQ005009029	Villa Elena	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5188 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5189	RQ005009034	Jardines de Utuado	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5189 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5190	RQ005002033	Alturas de Vega Baja	1406.00	Operations	-	444.85	444.85	444.85	444.85	-
5190 Total					-	444.85	444.85	444.85	444.85	-
5191	RQ005009036	Villas del Cafetal (Yauco Housing)	1406.00	Operations	-	2,510.22	2,510.22	2,510.22	2,510.22	-
5191 Total					-	2,510.22	2,510.22	2,510.22	2,510.22	-
5192	RQ005010053	Antigua Via	1406.00	Operations	-	1,143.90	1,143.90	1,143.90	1,143.90	-
5192 Total					-	1,143.90	1,143.90	1,143.90	1,143.90	-
5193	RQ005005027	Los Rosales	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-
			1430.01	Consultant Fees	-	90,000.00	90,000.00	90,000.00		-
			1495.01	Relocation Costs	-	(650.00)	(650.00)	(650.00)	(650.00)	-
5193 Total					-	91,701.35	91,701.35	91,701.35	1,701.35	-
5194	RQ005010054	Los Lirios	1406.00	Operations	-	4,130.74	4,130.74	4,130.74	4,130.74	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
5194 Total					-	4,130.74	4,130.74	4,130.74	4,130.74	-
5195	RQ005010055	Torre de Francia	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
			1460.00	Dwelling Structure	-	-	-	-	-	-
5195 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5196	RQ005007008	Torres del Río	1406.00	Operations	-	1,143.90	1,143.90	1,143.90	1,143.90	-
5196 Total					-	1,143.90	1,143.90	1,143.90	1,143.90	-
5197	RQ005006003	Reparto San Antonio	1406.00	Operations	-	1,906.50	1,906.50	1,906.50	1,906.50	-
5197 Total					-	1,906.50	1,906.50	1,906.50	1,906.50	-
5198	RQ005002025	Jardines de San Fernando	1406.00	Operations	-	2,224.25	2,224.25	2,224.25	2,224.25	-
			1430.01	Consultant Fees	-	350,052.07	350,052.07	350,052.07	315,189.67	-
				Inspection Cost	-	96,529.24	96,529.24	96,529.24	96,529.24	-
			1495.01	Relocation Costs	-	112,937.27	112,937.27	112,937.27	112,937.27	-
			9001.00	Debt Service Charge	-	2,514,670.26	2,514,670.26	2,514,670.26	2,514,670.26	-
5198 Total					-	3,076,413.09	3,076,413.09	3,076,413.09	3,041,550.69	-
5199	RQ005002007	Villa de los Santos I	1406.00	Operations	-	571.95	571.95	571.95	571.95	-
5199 Total					-	571.95	571.95	571.95	571.95	-
5200	RQ005002013	Alturas de Ciales	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
5200 Total					-	1,588.75	1,588.75	1,588.75	1,588.75	-
5201	RQ005006006	Alturas de Montellanos	1406.00	Operations	-	30,542.00	30,542.00	30,542.00	30,542.00	-
			1410.00	Management Fees	-	14,995.69	14,995.69	14,995.69	14,995.69	-
			1495.01	Relocation Costs	-	115,732.43	115,732.43	115,732.43		-
5201 Total					-	161,270.12	161,270.12	161,270.12	45,537.69	-
5202	RQ005006032	El Taíno	1406.00	Operations	-	3,018.62	3,018.62	3,018.62	3,018.62	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5202	RQ005006032	El Taino	1430.01	Architectural & Engineering Fees	-	394,200.00	394,200.00	394,200.00		-
5202 Total					-	397,218.62	397,218.62	397,218.62	3,018.62	-
5203	RQ005006034	Enudio Negrón	1406.00	Operations	-	16,351.35	16,351.35	16,351.35	16,351.35	-
			1450.00	Site Improvement	-	186,161.33	186,161.33	186,161.33	167,545.19	-
			1460.00	Dwelling Structure	-	82,500.00	46,286.37	46,286.37	46,286.37	-
				Administrative	-		36,213.63	36,213.63		-
			1470.00	Nondwelling Structures	-	29,900.00	29,900.00	29,900.00	29,900.00	-
5203 Total					-	314,912.68	314,912.68	314,912.68	260,082.91	-
5204	RQ005005020	Valle Puerto Real	1406.00	Operations	-	2,383.12	2,383.12	2,383.12	2,383.12	-
			1430.01	Architectural & Engineering Fees	-	21,869.55	21,869.55	21,869.55		-
				Consultant Fees	-	3,689.30	3,689.30	3,689.30		-
5204 Total					-	27,941.97	27,941.97	27,941.97	2,383.12	-
5205	RQ005006027	Villas de Orocovis II	1406.00	Operations	-	11,088.75	11,088.75	11,088.75	11,088.75	-
5205 Total					-	11,088.75	11,088.75	11,088.75	11,088.75	-
5206	RQ005005026	Galateo Apts.	1406.00	Operations	-	2,001.82	2,001.82	2,001.82	2,001.82	-
5206 Total					-	2,001.82	2,001.82	2,001.82	2,001.82	-
5207	RQ005001016	La Cruz	1406.00	Operations	-	2,160.70	2,160.70	2,160.70	2,160.70	-
5207 Total					-	2,160.70	2,160.70	2,160.70	2,160.70	-
5208	RQ005002030	El Batey	1406.00	Operations	-	2,891.52	2,891.52	2,891.52	2,891.52	-
5208 Total					-	2,891.52	2,891.52	2,891.52	2,891.52	-
5209	RQ005003005	Alegría Apts.	1406.00	Operations	-	3,812.99	3,812.99	3,812.99	3,812.99	-
5209 Total					-	3,812.99	3,812.99	3,812.99	3,812.99	-
5210	RQ005003023	El Coquí	1406.00	Operations	-	3,812.99	3,812.99	3,812.99	3,812.99	-
5210 Total					-	3,812.99	3,812.99	3,812.99	3,812.99	-
5211	RQ005003025	Villas de Mabó	1406.00	Operations	-	3,940.09	3,940.09	3,940.09	3,940.09	-
			1408.00	Management Improvement	-	50,514.00	50,514.00	50,514.00	44,528.74	-
5211 Total					-	54,454.09	54,454.09	54,454.09	48,468.83	-
5212	RQ005005013	Roberto Clemente	1406.00	Operations	-	4,003.64	4,003.64	4,003.64	4,003.64	-
			1430.01	Consultant Fees	-	562.85	562.85	562.85		-
			9001.00	Debt Service Charge	-	177,880.95	177,880.95	177,880.95	177,880.95	-
5212 Total					-	182,447.44	182,447.44	182,447.44	181,884.59	-
5213	RQ005003013	Los Dominicos	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5213 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5214	RQ005003014	Bella Vista	1406.00	Operations	-	3,177.50	3,177.50	3,177.50	3,177.50	-
5214 Total					-	3,177.50	3,177.50	3,177.50	3,177.50	-
5215	RQ005003015	El Cortijo/Valencia	1406.00	Operations	-	190.64	190.64	190.64	190.64	-
5215 Total					-	190.64	190.64	190.64	190.64	-
5216	RQ005005014	Santa Catalina	1406.00	Operations	-	2,923.30	2,923.30	2,923.30	2,923.30	-
5216 Total					-	2,923.30	2,923.30	2,923.30	2,923.30	-
5217	RQ005005015	Carolina Housing	1406.00	Operations	-	2,923.30	2,923.30	2,923.30	2,923.30	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5217 Total					-	2,923.30	2,923.30	2,923.30	2,923.30	-
5219	RQ005002027	Villas de Sabana	1406.00	Operations	-	2,637.32	2,637.32	2,637.32	2,637.32	-
5219 Total					-	2,637.32	2,637.32	2,637.32	2,637.32	-
5220	RQ005006023	San Martin	1406.00	Operations	-	20,398.10	20,398.10	20,398.10	20,398.10	-
5220 Total					-	20,398.10	20,398.10	20,398.10	20,398.10	-
5223	RQ005002009	Quintas de Barceloneta	1406.00	Operations	-	1,461.65	1,461.65	1,461.65	1,461.65	-
5223 Total					-	1,461.65	1,461.65	1,461.65	1,461.65	-
5226	RQ005008005	Jardines de Las Marías	1406.00	Operations	-	1,747.62	1,747.62	1,747.62	1,747.62	-
5226 Total					-	1,747.62	1,747.62	1,747.62	1,747.62	-
5227	RQ005009002	Alturas de Adjuntas	1406.00	Operations	-	1,747.62	1,747.62	1,747.62	1,747.62	-
5227 Total					-	1,747.62	1,747.62	1,747.62	1,747.62	-
5231	RQ005007008	Naguabo Valley	1406.00	Operations	-	1,175.67	1,175.67	1,175.67	1,175.67	-
5231 Total					-	1,175.67	1,175.67	1,175.67	1,175.67	-
5232	RQ005003028	Rafael Martínez Nadal	1406.00	Operations	-	2,923.30	2,923.30	2,923.30	2,923.30	-
5232 Total					-	2,923.30	2,923.30	2,923.30	2,923.30	-
5233	RQ005009007	Mattei I	1406.00	Operations	-	75,461.65	75,461.65	75,461.65	75,461.65	-
			1408.00	Management Improvement	-	76,285.50	76,285.50	76,285.50	63,508.06	-
5233 Total					-	151,747.15	151,747.15	151,747.15	138,969.71	-
5235	RQ005007011	Reparto Horizonte	1406.00	Operations	-	1,175.67	1,175.67	1,175.67	1,175.67	-
5235 Total					-	1,175.67	1,175.67	1,175.67	1,175.67	-
5236	RQ005007005	Jardines del Almendro	1406.00	Operations	-	1,175.67	1,175.67	1,175.67	1,175.67	-
5236 Total					-	1,175.67	1,175.67	1,175.67	1,175.67	-
5237	RQ005004020	Villas de San Lorenzo	1406.00	Operations	-	381.30	381.30	381.30	381.30	-
5237 Total					-	381.30	381.30	381.30	381.30	-
5238	RQ005010056	Villa Andalucía I	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
			1408.00	Management Improvement	-	12,762.00	12,762.00	12,762.00	12,633.44	-
5238 Total					-	15,304.00	15,304.00	15,304.00	15,175.44	-
5239	RQ005004013	El Mirador Apartments	1406.00	Operations	-	1,461.65	1,461.65	1,461.65	1,461.65	-
5239 Total					-	1,461.65	1,461.65	1,461.65	1,461.65	-
5240	RQ005003016	Campo Verde	1406.00	Operations	-	127,444.85	127,444.85	127,444.85	127,444.85	-
5240 Total					-	127,444.85	127,444.85	127,444.85	127,444.85	-
5241	RQ005008022	Flamboyán Gardens	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-
5241 Total					-	2,351.35	2,351.35	2,351.35	2,351.35	-
5242	RQ005010056	Villa Andalucía II	1406.00	Operations	-	2,605.55	2,605.55	2,605.55	2,605.55	-
5242 Total					-	2,605.55	2,605.55	2,605.55	2,605.55	-
5243	RQ005002021	Vistas de Atenas	1406.00	Operations	-	2,414.90	2,414.90	2,414.90	2,414.90	-
5243 Total					-	2,414.90	2,414.90	2,414.90	2,414.90	-
5244	RQ005010053	Park Court	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
5244 Total					-	2,542.00	2,542.00	2,542.00	2,542.00	-
5245	RQ005008023	Parque Sultana I	1406.00	Operations	-	2,351.35	2,351.35	2,351.35	2,351.35	-

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U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5245 Total					-	2,351.35	2,351.35	2,351.35	2,351.35	-
5246	RQ005010004	Parque San Agustín	1406.00	Operations	-	2,542.00	2,542.00	2,542.00	2,542.00	-
5246 Total					-	2,542.00	2,542.00	2,542.00	2,542.00	-
5247	RQ005009007	Mattei II	1406.00	Operations	-	953.25	953.25	953.25	953.25	-
			1408.00	Management Improvement	-	76,285.50	76,285.50	76,285.50	63,508.04	-
5247 Total					-	77,238.75	77,238.75	77,238.75	64,461.29	-
5248	RQ005009026	Cana Housing	1406.00	Operations	-	3,050.40	3,050.40	3,050.40	3,050.40	-
5248 Total					-	3,050.40	3,050.40	3,050.40	3,050.40	-
5249	RQ005006010	Cidra Housing	1406.00	Operations	-	381.30	381.30	381.30	381.30	-
5249 Total					-	381.30	381.30	381.30	381.30	-
5250	RQ005008024	Mayagüez Housing I	1406.00	Operations	-	1,525.20	1,525.20	1,525.20	1,525.20	-
5250 Total					-	1,525.20	1,525.20	1,525.20	1,525.20	-
5251	RQ005002009	Florida Housing	1406.00	Operations	-	953.25	953.25	953.25	953.25	-
5251 Total					-	953.25	953.25	953.25	953.25	-
5252	RQ005001003	Los Robles	1406.00	Operations	-	1,970.05	1,970.05	1,970.05	1,970.05	-
5252 Total					-	1,970.05	1,970.05	1,970.05	1,970.05	-
5253	RQ005005016	Loma Alta	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
5253 Total					-	1,588.75	1,588.75	1,588.75	1,588.75	-
5254	RQ005008024	Mayagüez Housing II (La Arboleda	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
5254 Total					-	1,588.75	1,588.75	1,588.75	1,588.75	-
5255	RQ005006033	Estancias de Santa Isabel	1406.00	Operations	-	857.92	857.92	857.92	857.92	-
5255 Total					-	857.92	857.92	857.92	857.92	-
5256	RQ005004013	Ext. La Granja	1406.00	Operations	-	794.37	794.37	794.37	794.37	-
5256 Total					-	794.37	794.37	794.37	794.37	-
5258	RQ005009030	Golden View	1406.00	Operations	-	41,588.75	41,588.75	41,588.75	41,588.75	-
5258 Total					-	41,588.75	41,588.75	41,588.75	41,588.75	-
5259	RQ005009030	Copper View	1406.00	Operations	-	37,588.75	37,588.75	37,588.75	37,588.75	-
5259 Total					-	37,588.75	37,588.75	37,588.75	37,588.75	-
5260	RQ005009030	Silver Valley	1406.00	Operations	-	1,588.75	1,588.75	1,588.75	1,588.75	-
5260 Total					-	1,588.75	1,588.75	1,588.75	1,588.75	-
5261	RQ005009031	Perla del Bucaná	1406.00	Operations	-	41,588.75	41,588.75	41,588.75	41,588.75	-
5261 Total					-	41,588.75	41,588.75	41,588.75	41,588.75	-
5266	RQ005006020	Valles de Guayama	1406.00	Operations	-	26,588.75	26,588.75	26,588.75	26,588.75	-
5266 Total					-	26,588.75	26,588.75	26,588.75	26,588.75	-
5270	RQ005009007	Hayuya II	1406.00	Operations	-	15,588.75	15,588.75	15,588.75	15,588.75	-
5270 Total					-	15,588.75	15,588.75	15,588.75	15,588.75	-
5282	RQ005009007	Hayuya II	1495.01	Relocation Costs	-	-	-	-	-	-
5282 Total					-	-	-	-	-	-
5294	RQ005010057	Jardines la Nueva Puerta de San	1406.00	Operations	-	1,271.00	1,271.00	1,271.00	1,271.00	-
			1460.00	Dwelling Structure	-	7,071.00	7,071.00	7,071.00	7,071.00	-

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Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5294 Total					-	8,342.00	8,342.00	8,342.00	8,342.00	-
5295	RQ005010057	Jardines la Nueva Puerta de San	1406.00	Operations	-	1,271.00	1,271.00	1,271.00	1,271.00	-
5295 Total					-	1,271.00	1,271.00	1,271.00	1,271.00	-
5300	RQ005008006	Colinas de Maricao	1406.00	Operations	-	27,762.60	27,762.60	27,762.60	27,762.60	-
5300 Total					-	27,762.60	27,762.60	27,762.60	27,762.60	-
5302	RQ005005024	El Gemi II	1406.00	Operations	-	249,588.75	249,588.75	249,588.75	249,588.75	-
5302 Total					-	249,588.75	249,588.75	249,588.75	249,588.75	-
5304	RQ005010058	Las Camelias Apartments	1406.00	Operations	-	5,274.64	5,274.64	5,274.64	5,274.64	-
			1408.00	Management Improvement	-	13,710.00	13,710.00	13,710.00	12,096.16	-
			1460.00	Dwelling Structure	-	16,135.00	16,135.00	16,135.00	16,135.00	-
			1475.00	Nondwelling Equipment, Computer Equip	-	34,841.00	34,841.00	34,841.00		-
			1495.01	Relocation Costs	-	(286.44)	(286.44)	(286.44)	(286.44)	-
5304 Total					-	69,674.20	69,674.20	69,674.20	33,219.36	-
5306	RQ005002034	Vivameri Apartments	1406.00	Operations	-	4,575.59	4,575.59	4,575.59	4,575.59	-
5306 Total					-	4,575.59	4,575.59	4,575.59	4,575.59	-
5307	RQ005001018	San Sebastian Court	1406.00	Operations	-	1,906.50	1,906.50	1,906.50	1,906.50	-
5307 Total					-	1,906.50	1,906.50	1,906.50	1,906.50	-
5312	RQ005002002	Colinas del Expreso	1406.00	Operations	-	635.50	635.50	635.50	635.50	-
5312 Total					-	635.50	635.50	635.50	635.50	-
5992	RQ005	Central Office	1406.00	Operations	-	12,721,892.00	12,721,892.00	12,721,892.00	12,721,892.00	-
			1410.00	Sundry	-	-	-	-		-
				Management Fees	-	12,722,333.70	12,722,333.70	12,722,333.70	12,722,333.70	-
			1411.00	Audit	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	69,700.00	69,700.00	69,700.00		-
				Consultant Fees	-	23,340.00	23,340.00	23,340.00	-	-
			1460.00	Dwelling Structure	-	12,069,432.04	8,970,143.57	8,970,143.57	283,432.03	-
			1475.00	Nondwelling Equipment	-	-	-	-		-
			1502.00	Contingency	-		-	-		-
				Collater Exp / Debt Srvc	-	-	-	-		-
			9001.00	Debt Service Charge	-	-	-	-		-
5992 Total					-	37,606,697.74	34,507,409.27	34,507,409.27	25,727,657.73	-
7003	RQ005	Central Office	1408.00	Management Improvement	-	6,491.72	6,491.72	6,491.72	6,491.72	-
7003 Total					-	6,491.72	6,491.72	6,491.72	6,491.72	-
7004	RQ005	Central Office	1408.00	Management Improvement	-	7,323.00	7,323.00	7,323.00	7,323.00	-
7004 Total					-	7,323.00	7,323.00	7,323.00	7,323.00	-
7005	RQ005	Central Office	1406.00	Operations	-	18,493.02	18,493.02	18,493.02	18,493.02	-
7005 Total					-	18,493.02	18,493.02	18,493.02	18,493.02	-
7006	RQ005	Central Office	1406.00	Operations	-	17,285.58	17,285.58	17,285.58	17,285.58	-
7006 Total					-	17,285.58	17,285.58	17,285.58	17,285.58	-
7007	RQ005010007	Luis Lloréns Torres- Providencia	1406.00	Operations	-	26,246.11	26,246.11	26,246.11	26,246.11	-

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Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-08 Replacement Housing Factor Grant No:	CFP-2008

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
7007	RQ005010007	Luis Lloréns Torres- Providencia	1408.00	Management Improvement	-	36,420.72	36,420.72	36,420.72	36,420.72	-
7007 Total					-	62,666.83	62,666.83	62,666.83	62,666.83	-
7008	RQ005010008	Luis Lloréns Torres- El Medio	1406.00	Operations	-	27,199.36	27,199.36	27,199.36	27,199.36	-
			1408.00	Management Improvement	-	37,743.51	37,743.51	37,743.51	37,743.51	-
7008 Total					-	64,942.87	64,942.87	64,942.87	64,942.87	-
7009	RQ005010009	Luis Lloréns Torres- Youth Center	1406.00	Operations	-	28,216.16	28,216.16	28,216.16	28,216.16	-
			1408.00	Management Improvement	-	39,154.50	39,154.50	39,154.50	39,154.50	-
7009 Total					-	67,370.66	67,370.66	67,370.66	67,370.66	-
7010	RQ005010009	Vista Hermosa	1406.00	Operations	-	9,850.24	9,850.24	9,850.24	9,850.24	-
			1408.00	Management Improvement	-	41,345.38	41,345.38	41,345.38	41,345.38	-
			1410.00	Management Fees	-	58,108.28	58,108.28	58,108.28	58,108.28	-
			1430.01	Consultant Fees	-	4,372.07	4,372.07	4,372.07	4,372.07	-
7010 Total					-	113,675.97	113,675.97	113,675.97	113,675.97	-
7011	RQ005010009	Vista Hermosa	1406.00	Operations	-	9,024.09	9,024.09	9,024.09	9,024.09	-
			1408.00	Management Improvement	-	45,307.29	45,307.29	45,307.29	45,307.29	-
			1410.00	Management Fees	-	53,234.68	53,234.68	53,234.68	53,234.68	-
			1430.01	Consultant Fees	-	4,005.38	4,005.38	4,005.38	4,005.38	-
7011 Total					-	111,571.44	111,571.44	111,571.44	111,571.44	-
7012	RQ005010009	Vista Hermosa	1406.00	Operations	-	9,532.49	9,532.49	9,532.49	9,532.49	-
			1408.00	Management Improvement	-	32,582.07	32,582.07	32,582.07	32,582.07	-
			1410.00	Management Fees	-	56,233.80	56,233.80	56,233.80	56,233.80	-
			1430.01	Consultant Fees	-	4,231.05	4,231.05	4,231.05	4,231.05	-
7012 Total					-	102,579.41	102,579.41	102,579.41	102,579.41	-
7013	RQ005010009	Vista Hermosa	1410.00	Publications	-	13,345.48	13,345.48	13,345.48	13,345.48	-
			1495.01	Relocation Costs	-	(590.08)	(590.08)	(590.08)	(590.08)	-
7013 Total					-	12,755.40	12,755.40	12,755.40	12,755.40	-
7014	RQ005010009	Vista Hermosa	1410.00	Publications	-	14,108.08	14,108.08	14,108.08	14,108.08	-
			1495.01	Relocation Costs	-	(612.98)	(612.98)	(612.98)	(612.98)	-
7014 Total					-	13,495.10	13,495.10	13,495.10	13,495.10	-
Grand Total					-	137,534,745.00	137,534,745.00	137,534,745.00	102,898,356.43	-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP-2009

RQ46P005-501-09

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

"Hay oportunidades un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant:
Puerto Rico Public Housing Administration	**Capital Fund Program Grant No: RQ46P005501-09**	**CFP-2009**

☐ Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number: 5
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations (may not exceed 20% of line 21)	10,510,880.00	10,510,880.00	10,510,880.00	10,510,880.00
3	1408.00	Management Improvement	287,969.87	287,969.87	-	
4	1410.00	Administration (may not exceed 10% of line 21)	13,610,621.00	13,610,621.00	13,610,621.00	13,610,621.00
5	1411.00	Audit	151,780.00	151,780.00	-	
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	9,853,634.62	10,314,552.34	4,975,790.30	1,084,937.05
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement	6,178,325.31	7,127,240.08	4,144,198.98	1,058,895.40
10	1460.00	Dwelling Structure	25,663,428.51	23,751,058.55	10,001,766.54	2,233,577.51
11	1465.01	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures	2,139,662.91	2,204,345.54	1,527,217.01	277,858.12
13	1475.00	Nondwelling Equipment	3,144,211.82	3,646,315.29	40,667.27	22,104.45
14	1485.00	Demolition Costs				
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs	6,328,864.93	7,808,015.11	6,471,530.97	3,692,381.20
17	1499.00	Development Activities	7,941,275.46	7,941,275.46	-	
18a	1501.00	Collateralization or Debt Service paid by the PHA				
18ba	9001.00	9000 Collateralization or Debt Service paid Via System of Direct Payment	48,752,163.76	48,752,163.76	48,752,163.76	13,698,764.38
19	1502.00	Contingency	1,543,398.81			
20	Amount of Annual Grant: (sum of lines 2-19)		**136,106,217.00**	**136,106,217.00**	**100,034,835.83**	**46,190,019.11**
21	Amount of line 21 Related to LBP Activities					
22	Amount of line 21 Related to Section 504 Compliance					
23	Amount of line 21 Related to Security-Soft Costs					
24	Amount of line 21 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director & date

February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

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U.S. Department of Housing and Urban Development

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-09 Replacement Housing Factor Grant No:	CFP-2009

Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1001	RQ005009010	Ponce de León	1406.00	Operations	-	185,000.00	185,000.00	185,000.00	185,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	237,565.00	237,565.00	237,565.00	237,565.00	-
1001 Total					-	422,565.00	422,565.00	422,565.00	422,565.00	-
1002	RQ005009011	Santiago Iglesias	1406.00	Operations	-	90,000.00	90,000.00	90,000.00	90,000.00	-
			1410.00	Management Fees	-	995,552.22	995,552.22	995,552.22	995,552.22	-
			1430.01	Consultant Fees	-	586,236.00	506,811.00	506,811.00	85,153.52	-
			1450.00	Dwelling Structure	-		137,009.20	-		-
				Site Improvement	-	52,479.14	53,510.94	52,479.14		-
			1470.00	Nondwelling Structures	-	2,028.86	2,028.86	2,028.86		-
			1495.01	Relocation Costs	-	-	3,692.44	3,692.44		-
1002 Total					-	1,726,296.22	1,788,604.66	1,650,563.66	1,170,705.74	-
1003	RQ005009012	Caribe	1410.00	Management Fees	-	412,443.05	412,443.05	412,443.05	412,443.05	-
1003 Total					-	412,443.05	412,443.05	412,443.05	412,443.05	-
1004	RQ005009013	Portugués	1406.00	Operations	-	9,000.00	9,000.00	9,000.00	9,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-		3,600.00	3,600.00	3,600.00	-
1004 Total					-	9,000.00	12,600.00	12,600.00	12,600.00	-
1008	RQ005009014	Ramón de la Pila	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	22,416.00	22,416.00	22,416.00	3,600.00	-
			1450.00	Site Improvement	-	95,000.00	32,600.00	32,600.00	3,600.00	-
			1460.00	Dwelling Structure	-	1,543,417.00	1,724,100.00	1,724,100.00	7,200.00	-
1008 Total					-	1,660,833.00	1,779,116.00	1,779,116.00	14,400.00	-
1009	RQ005009015	Pedro J. Rosaly	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	4,704.00	4,704.00	4,704.00		-
1009 Total					-	4,704.00	4,704.00	4,704.00		-
1010	RQ005009018	José N. Gándara	1410.00	Management Fees	-	-	-	-		-
1010 Total					-	-	-	-		-
1014	RQ005009017	Arístides Chavier	1406.00	Operations	-	62,000.00	62,000.00	62,000.00	62,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	17,324.02	17,324.02	12,676.20	8,028.38	-
			1460.00	Dwelling Structure	-	81,194.95	81,194.95	56,559.83	56,559.83	-
			9001.00	Debt Service Charge	-	-	-	-	-	-
1014 Total					-	160,518.97	160,518.97	131,236.03	126,588.21	-
1015	RQ005009018	Ext. Dr. Pila	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	6,854.00	6,854.00	6,854.00		-
			1460.00	Dwelling Structure	-	75,000.00	69,831.00	69,831.00		-
1015 Total					-	81,854.00	76,685.00	76,685.00		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
1016	RQ005009019	Rafael López Nussa	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	33,243.11	33,243.11	-		-
			1460.00	Dwelling Structure	-	5,124.96	5,124.96	-		-
			9001.00	Debt Service Charge	-	1,608,329.13	1,608,329.13	1,608,329.13	1,608,329.13	-
1016 Total					-	1,646,697.20	1,646,697.20	1,608,329.13	1,608,329.13	-
1017	RQ005009020	Ernesto Ramos Antonini	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-		47,774.00	47,774.00	42,996.60	-
			1460.00	Dwelling Structure	-		3,600.00	3,600.00	3,600.00	-
1017 Total					-	-	51,374.00	51,374.00	46,596.60	-
2001	RQ005010001	Las Casas	1406.00	Operations	-	137,000.00	137,000.00	137,000.00	137,000.00	-
			1410.00	Management Fees	-	-	-	-		-
2001 Total					-	137,000.00	137,000.00	137,000.00	137,000.00	-
2002	RQ005010002	San Antonio	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	12,000.00	12,000.00	-		-
			1460.00	Dwelling Structure	-	325,000.00	325,000.00	-		-
			9001.00	Debt Service Charge	-	221,008.44	221,008.44	221,008.44	221,008.44	-
2002 Total					-	558,008.44	558,008.44	221,008.44	221,008.44	-
2003	RQ005010003	Puerta de Tierra	1406.00	Operations	-	318,000.00	318,000.00	318,000.00	318,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	2,100,669.70	2,100,669.70	750.00	750.00	-
				Inspection Cost	-	106,083.15	106,083.15	45,221.85	9,044.36	-
			1450.00	Site Improvement	-	310,434.67	310,434.67	310,434.67	160,257.98	-
			1460.00	Dwelling Structure	-	114,468.28	114,468.28	114,468.28	32,159.82	-
			1470.00	Nondwelling Structures	-	72,730.74	72,730.74	72,730.74	59,626.98	-
			1499.00	Development Activities-Design	-	12,567.22	12,567.22	-		-
				Development Activities-Design-design	-	25,134.44	25,134.44	-		-
			9001.00	Debt Service Charge	-	198,160.32	198,160.32	198,160.32	198,160.32	-
2003 Total					-	3,258,248.52	3,258,248.52	1,059,765.86	777,999.46	-
2004	RQ005010004	San Agustin	1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	32,914.06	3,227.00	3,227.00	3,227.00	-
				Inspection Cost	-	20,451.90	20,451.90	6,505.40	6,505.40	-
			1450.00	Site Improvement	-	3,905.00	13,630.29	13,630.29	13,630.29	-
			1460.00	Dwelling Structure	-	13,926.86	37,115.63	37,115.63	6,509.40	-
2004 Total					-	71,197.82	74,424.82	60,478.32	29,872.09	-
2007	RQ005010006	Nemesio R. Canales	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	15,000.00	15,000.00	-		-
			1460.00	Dwelling Structure	-	600,000.00	600,000.00	-		-
2007 Total					-	615,000.00	615,000.00	-		-
2009	RQ005010006	Nemesio R. Canales	1410.00	Management Fees	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
2009	RQ005010006	Nemesio R. Canales	1430.01	Inspection Cost	-	-	-	-		-
			1450.00	Site Improvement	-	75,000.00	75,000.00	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
2009 Total					-	75,000.00	75,000.00	-		-
2010	RQ005010012	Vista Hermosa	1410.00	Management Fees	-	-	-	-		-
2010 Total					-	-	-	-		-
2011	RQ005010014	Ernesto Ramos Antonini	1410.00	Management Fees	-	-	-	-		-
2011 Total					-	-	-	-		-
2012	RQ005010015	Villa España	1406.00	Operations	-	-	-	-		-
			1410.00	Management Fees	-	9,500.00	9,500.00	9,500.00	9,500.00	-
			9001.00	Debt Service Charge	-	-	-	-		-
2012 Total					-	319,395.89	319,395.89	319,395.89	319,395.89	-
2014	RQ005010016	Las Margaritas I	1406.00	Operations	-	328,895.89	328,895.89	328,895.89	328,895.89	-
			1410.00	Management Fees	-	79,500.00	79,500.00	79,500.00	79,500.00	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	174,000.00	174,000.00	-		-
2014 Total					-	45,000.00	45,000.00	-		-
2015	RQ005010017	Las Margaritas II	1410.00	Management Fees	-	298,500.00	298,500.00	79,500.00	79,500.00	-
			1430.01	Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	8,000.00	8,000.00	-		-
2015 Total					-	170,000.00	170,000.00	-		-
3014	RQ005006016	Fernando Calimano	1410.00	Management Fees	-	178,000.00	178,000.00	-		-
3014 Total					-	-	-	-		-
3015	RQ005003017	Rosendo Matienzo Cintrón	1410.00	Management Fees	-	-	-	-		-
3015 Total					-	-	-	-		-
3016	RQ005010018	Manuel A. Pérez	1410.00	Management Fees	-	-	-	-		-
			1495.01	Relocation Costs	-	-	-	-		-
3016 Total					-	43,723.15	43,723.15	-		-
3017	RQ005003001	Virgilio Dávila	1410.00	Management Fees	-	43,723.15	43,723.15	-		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
				Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	40,000.00	-	-		-
3017 Total					-	900,000.00	-	-		-
3018	RQ005002001	Ext. Zeno Gandía	1410.00	Management Fees	-	940,000.00	-	-		-
			1430.01	Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	10,000.00	10,000.00	-		-
3018 Total					-	240,000.00	240,000.00	-		-
3019	RQ005004003	Juan Jiménez García	1410.00	Management Fees	-	250,000.00	250,000.00	-		-
			1430.01	Inspection Cost	-	-	-	-		-
					-	4,500.00	4,500.00	-		-

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3019	RQ005004003	Juan Jiménez García	1460.00	Dwelling Structure	-	39,000.00	39,000.00	39,000.00	39,000.00	-
3019 Total					-	43,500.00	43,500.00	39,000.00	39,000.00	-
3020	RQ005006001	Liborio Ortiz	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	12,000.00	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	275,423.04	275,423.04	275,423.04	248,240.74	-
3020 Total					-	287,423.04	275,423.04	275,423.04	248,240.74	-
3021	RQ005007001	Isidro Cora	1410.00	Management Fees	-	533,331.55	533,331.55	533,331.55	533,331.55	-
3021 Total					-	533,331.55	533,331.55	533,331.55	533,331.55	-
3022	RQ005002031	Enrique Catoni	1410.00	Management Fees	-	-	-	-		-
3022 Total					-	-	-	-		-
3023	RQ005009033	Fernando Luis García	1410.00	Management Fees	-	-	-	-		-
3023 Total					-	-	-	-		-
3024	RQ005008001	Francisco Figueroa	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	11,000.00	17,000.00	17,000.00	17,000.00	-
			1460.00	Dwelling Structure	-	115,000.00	115,000.00	115,000.00	103,500.00	-
3024 Total					-	126,000.00	132,000.00	132,000.00	120,500.00	-
3025	RQ005005002	Felipe Sánchez Osorio	1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-		19,125.00	19,125.00	19,125.00	-
			1495.01	Relocation Costs	-	-	479,608.00	479,608.00	240,599.00	-
3025 Total					-	-	498,733.00	498,733.00	259,724.00	-
3026	RQ005003024	Zenón Díaz Varcárcel	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	12,000.00	11,988.00	11,988.00		-
			1460.00	Dwelling Structure	-	225,000.00	217,930.00	217,930.00	93,691.77	-
3026 Total					-	237,000.00	229,918.00	229,918.00	93,691.77	-
3027	RQ005008003	Santa Rita de Casia	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	20,000.00	97,448.00	-		-
			1460.00	Dwelling Structure	-	124,192.00	120,491.68	120,491.68	37,194.93	-
3027 Total					-	144,192.00	217,939.68	120,491.68	37,194.93	-
3028	RQ005007010	Padre Berrios	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-		50,000.00	-		-
			1460.00	Dwelling Structure	-		687,000.00	-		-
3028 Total					-	-	737,000.00	-		-
3029	RQ005007006	Ignacio Morales Dávila	1406.00	Operations	-	33,000.00	33,000.00	33,000.00	33,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3029 Total					-	33,000.00	33,000.00	33,000.00	33,000.00	-
3030	RQ005009001	Valle Verde A y B	1410.00	Management Fees	-	533,331.55	533,331.55	533,331.55	533,331.55	-
3030 Total					-	533,331.55	533,331.55	533,331.55	533,331.55	-
3032	RQ005009032	José Castillo Mercado	1410.00	Management Fees	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3032	RQ005009032	José Castillo Mercado	1450.00	Site Improvement	-		41,000.00	-		-
			1460.00	Dwelling Structure	-		150,000.00	-		-
3032 Total					-	-	191,000.00	-		-
3033	RQ005004004	José Gautier Benítez	1406.00	Operations	-	150,000.00	150,000.00	150,000.00	150,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	620,381.54	620,381.54	-		-
			1450.00	Site Improvement	-	38,000.00	38,000.00	38,000.00	38,000.00	-
			1495.01	Relocation Costs	-	779,236.80	779,236.80	-		-
			1499.00	Development Activities	-	1,603,573.80	1,603,573.80	-		-
3033 Total					-	3,191,192.14	3,191,192.14	188,000.00	188,000.00	-
3034	RQ005001001	Aguada (Manuel Egipciaco)	1410.00	Management Fees	-	355,554.36	355,554.36	355,554.36	355,554.36	-
3034 Total					-	355,554.36	355,554.36	355,554.36	355,554.36	-
3035	RQ005004001	Vista Alegre	1406.00	Operations	-	119,000.00	119,000.00	119,000.00	119,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	224,011.80	224,011.80	224,011.80	224,011.80	-
3035 Total					-	343,011.80	343,011.80	343,011.80	343,011.80	-
3036	RQ005002008	Antonio Dávila Freytes	1410.00	Management Fees	-	263,110.23	263,110.23	263,110.23	263,110.23	-
3036 Total					-	263,110.23	263,110.23	263,110.23	263,110.23	-
3037	RQ005006002	Villa Universitaria	1410.00	Management Fees	-	-	-	-		-
3037 Total					-	-	-	-		-
3038	RQ005002010	Manuel Adames	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	10,000.00	10,000.00	-		-
3038 Total					-	10,000.00	10,000.00	-		-
3040	RQ005002011	Fernando Sierra Berdecía	1410.00	Management Fees	-	-	-	-		-
3040 Total					-	-	-	-		-
3041	RQ005006008	Práxedes Santiago	1406.00	Operations	-	116,000.00	116,000.00	116,000.00	116,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	351,167.96	351,167.96	351,167.96	351,167.96	-
3041 Total					-	467,167.96	467,167.96	467,167.96	467,167.96	-
3042	RQ005006015	Enrique Landrón	1406.00	Operations	-	43,000.00	43,000.00	43,000.00	43,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3042 Total					-	43,000.00	43,000.00	43,000.00	43,000.00	-
3043	RQ005002014	El Dorado	1406.00	Operations	-	152,000.00	152,000.00	152,000.00	152,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	80,154.95	80,154.95	80,154.95	80,154.95	-
3043 Total					-	232,154.95	232,154.95	232,154.95	232,154.95	-
3044	RQ005009005	Padre Nazario	1410.00	Management Fees	-	-	-	-		-
3044 Total					-	-	-	-		-
3045	RQ005003025	Jardines de Guaynabo	1410.00	Management Fees	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3045 Total					-	-	-	-		-
3046	RQ005002015	Agustin Ruiz Miranda	1406.00	Operations	-	5,000.00	5,000.00	5,000.00	5,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3046 Total					-	5,000.00	5,000.00	5,000.00	5,000.00	-
3047	RQ005008004	Gabriel Soler Cátala	1410.00	Management Fees	-	-	-	-		-
3047 Total					-	-	-	-		-
3048	RQ005009006	La Montaña	1410.00	Management Fees	-	-	-	-		-
3048 Total					-	-	-	-		-
3049	RQ005009008	Las Américas	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	---	497,064.74	792,828.48	295,763.74	17,821.60	-
				Consultant Fees	-	-	1,122,413.77	73,779.99	64,579.99	-
				Inspection Cost	-		127,518.75	127,518.75		-
			1495.01	Relocation Costs	-	38,342.01	38,342.01	38,342.01	13.60	-
3049 Total					-	535,406.75	2,081,103.01	535,404.49	82,415.19	-
3052	RQ005004018	La Ribera	1410.00	Management Fees	-	-	-	-		-
3052 Total					-	-	-	-		-
3053	RQ005005001	Jesús T. Piñero	1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	1,268,160.28	1,175,452.95	1,175,452.95	179,331.22	-
			1470.00	Nondwelling Structures	-	20,000.00	20,000.00	-		-
			1495.01	Relocation Costs	-		17,035.00	17,035.00	17,035.00	-
3053 Total					-	1,288,160.28	1,212,487.95	1,192,487.95	196,366.22	-
3054	RQ005005022	San Patricio	1406.00	Operations	-	56,000.00	56,000.00	56,000.00	56,000.00	-
3054 Total					-	56,000.00	56,000.00	56,000.00	56,000.00	-
3055	RQ005005023	Diego Zalduondo Veve	1410.00	Management Fees	-	-	-	-		-
3055 Total					-	-	-	-		-
3056	RQ005008006	Juan Ferrer	1406.00	Operations	-	9,199.00	9,199.00	9,199.00	9,199.00	-
			1410.00	Management Fees	-	-	-	-		-
3056 Total					-	9,199.00	9,199.00	9,199.00	9,199.00	-
3057	RQ005007005	Carmen Vda. de Martorell	1410.00	Management Fees	-	-	-	-		-
3057 Total					-	-	-	-		-
3058	RQ005001015	José Gándara	1410.00	Management Fees	-	-	-	-		-
3058 Total					-	-	-	-		-
3059	RQ005006024	Tomás Sorolla	1410.00	Management Fees	-	-	-	-		-
3059 Total					-	-	-	-		-
3060	RQ005006025	Candelario Torres	1406.00	Operations	-	33,000.00	33,000.00	33,000.00	33,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3060 Total					-	33,000.00	33,000.00	33,000.00	33,000.00	-
3061	RQ005006026	José V. Fortis	1406.00	Operations	-	19,000.00	19,000.00	19,000.00	19,000.00	-
			1410.00	Management Fees	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3061	RQ005006026	José V. Fortis	1460.00	Dwelling Structure	-	33,500.00	33,500.00	33,500.00	30,150.00	-
3061 Total					-	52,500.00	52,500.00	52,500.00	49,150.00	-
3062	RQ005007009	Villas del Caribe	1406.00	Operations	-	5,500.00	5,500.00	5,500.00	5,500.00	-
			1410.00	Management Fees	-	-	-	-		-
3062 Total					-	5,500.00	5,500.00	5,500.00	5,500.00	-
3063	RQ005009009	Los Flamboyanes	1410.00	Management Fees	-	248,888.04	248,888.04	248,888.04	248,888.04	-
3063 Total					-	248,888.04	248,888.04	248,888.04	248,888.04	-
3064	RQ005002022	Rvdo. Vigo Salas	1410.00	Management Fees	-	-	-	-		-
3064 Total					-	-	-	-		-
3065	RQ005001017	Sarita Rosa	1410.00	Management Fees	-	-	-	-		-
3065 Total					-	-	-	-		-
3066	RQ005005026	José H. Ramírez	1410.00	Management Fees	-	-	-	-		-
3066 Total					-	-	-	-		-
3067	RQ005006030	Pedro M. Descartes	1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	440,000.00	440,000.00	220,000.00	187,760.70	-
			1470.00	Nondwelling Structures	-	590,000.00	590,000.00	295,000.00	190,015.83	-
3067 Total					-	1,030,000.00	1,030,000.00	515,000.00	377,776.53	-
3068	RQ005002024	Ramón Pérez Rodríguez	1406.00	Operations	-	54,000.00	54,000.00	54,000.00	54,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3068 Total					-	54,000.00	54,000.00	54,000.00	54,000.00	-
3069	RQ005002026	El Toa	1406.00	Operations	-	12,000.00	12,000.00	12,000.00	12,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3069 Total					-	12,000.00	12,000.00	12,000.00	12,000.00	-
3070	RQ005005027	Pedro Regalado Díaz	1406.00	Operations	-	11,000.00	11,000.00	11,000.00	11,000.00	-
			1410.00	Management Fees	-	177,777.18	177,777.18	177,777.18	177,777.18	-
			1430.01	Consultant Fees	-	49,966.98	49,966.98	49,966.98	41,639.49	-
				Inspection Cost	-	28,335.97	-	-		-
			1450.00	Site Improvement	-	62,507.92	62,507.92	62,507.92		-
			1460.00	Dwelling Structure	-	29,502.13	29,502.13	29,502.13		-
			1470.00	Nondwelling Structures	-	1,895.29	1,895.29	1,895.29		-
			1495.01	Relocation Costs	-	45,357.41	45,357.41	32,607.41	4.80	-
3070 Total					-	406,342.88	378,006.91	365,256.91	230,421.47	-
3071	RQ005002028	Francisco Vega Sánchez	1410.00	Management Fees	-	-	-	-		-
3071 Total					-	-	-	-		-
3073	RQ005006034	Efraín Suárez	1410.00	Management Fees	-	213,332.62	213,332.62	213,332.62	213,332.62	-
3073 Total					-	213,332.62	213,332.62	213,332.62	213,332.62	-
3081	RQ005010019	Ext. Manuel A. Pérez	1410.00	Management Fees	-	-	-	-		-
3081 Total					-	-	-	-		-
3082	RQ005002002	Ramón Marín Solá	1410.00	Management Fees	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
3082 Total					-	-	-	-		-
3083	RQ005006004	Luis Muñoz Morales	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-		253,937.86	-		-
3083 Total					-	-	253,937.86	-		-
3084	RQ005009003	Luis Muñoz Rivera	1406.00	Operations	-	65,000.00	65,000.00	65,000.00	65,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	265,328.49	265,328.49	265,328.49	265,328.49	-
3084 Total					-	330,328.49	330,328.49	330,328.49	330,328.49	-
3085	RQ005006017	Luis Palés Matos	1410.00	Management Fees	-	-	-	-		-
3085 Total					-	-	-	-		-
3086	RQ005001004	José Agustín Aponte	1410.00	Management Fees	-	-	-	-		-
3086 Total					-	-	-	-		-
3087	RQ005001018	Andrés M. Liceaga	1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	227,953.35	227,953.35	227,953.35	227,953.35	-
3087 Total					-	227,953.35	227,953.35	227,953.35	227,953.35	-
3088	RQ005006011	Las Palmas	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	280,000.00	280,000.00	-		-
3088 Total					-	280,000.00	280,000.00	-		-
3089	RQ005006021	Villas del Parque	1410.00	Management Fees	-	-	-	-		-
3089 Total					-	-	-	-		-
3090	RQ005006028	Bella Vista	1406.00	Operations	-	115,000.00	115,000.00	115,000.00	115,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	7,983.70	7,983.70	7,983.70	7,983.70	-
				Inspection Cost	-	58,511.71	58,511.71	19,565.21	19,565.20	-
	RQ005010051	Bella Vista	1495.01	Relocation Costs	-	36,513.11	36,513.11	36,513.11	13,900.34	-
			1430.01	Consultant Fees	-		(243,789.55)	-		-
3090 Total					-	218,008.52	(25,781.03)	179,062.02	156,449.24	-
3091	RQ005008025	El Recreo	1410.00	Management Fees	-	-	-	-		-
3091 Total					-	-	-	-		-
3092	RQ005002017	Enrique Zorrilla	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-		17,000.00	-		-
				Inspection Cost	-		18,000.00	-		-
			1450.00	Site Improvement	-		47,774.00	47,774.00	42,996.60	-
			1460.00	Dwelling Structure	-		300,000.00	-		-
3092 Total					-	-	382,774.00	47,774.00	42,996.60	-
3093	RQ005004015	Narciso Varona	1406.00	Operations	-	19,000.00	19,000.00	19,000.00	19,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	2,440.00	2,440.00	2,440.00	2,440.00	-
			1450.00	Site Improvement	-	-	-	-		-

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3093	RQ005004015	Narciso Varona	1460.00	Dwelling Structure	-	268,241.50	268,804.22	268,804.22		-
			1495.01	Relocation Costs	-	-	-	-		-
3093 Total					-	289,681.50	290,244.22	290,244.22	21,440.00	-
3094	RQ005007002	Padre Rivera	1410.00	Management Fees	-	924,441.35	924,441.35	924,441.35	924,441.35	-
3094 Total					-	924,441.35	924,441.35	924,441.35	924,441.35	-
3095	RQ005005019	Pedro Rosario Nieves	1406.00	Operations	-	40,000.00	40,000.00	40,000.00	40,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	15,069.85	15,069.85	15,069.85		-
				Inspection Cost	-	25.53	25.53	25.53		-
			9001.00	Debt Service Charge	-	495,251.81	495,251.81	495,251.81	495,251.81	-
3095 Total					-	550,347.19	550,347.19	550,347.19	535,251.81	-
3096	RQ005003002	José Celso Barbosa	1410.00	Management Fees	-	-	-	-		-
3096 Total					-	-	-	-		-
3097	RQ005002003	Trina Padilla de Sanz	1406.00	Operations	-	141,000.00	141,000.00	141,000.00	141,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	28,168.31	28,168.31	-		-
			9001.00	Debt Service Charge	-	443,656.94	443,656.94	443,656.94	443,656.94	-
3097 Total					-	612,825.25	612,825.25	584,656.94	584,656.94	-
3098	RQ005004014	Luis C. Echevarría	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	10,000.00	10,000.00	-		-
				Inspection Cost	-	6,860.00	6,860.00	-		-
			1450.00	Site Improvement	-	98,000.00	98,000.00	98,000.00	98,000.00	-
3098 Total					-	114,860.00	114,860.00	98,000.00	98,000.00	-
3099	RQ005002004	Antonio Márquez Arbona	1406.00	Operations	-	28,000.00	28,000.00	28,000.00	28,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	-	10,615.00	10,615.00		-
				Consultant Fees	-	14,738.80	(588,569.25)	8,906.24	8,906.24	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	64.00	64.00		-
			1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	2,460.00	2,460.00	2,460.00		-
			1495.01	Relocation Costs	-	148,040.00	133,190.00	133,190.00	97,907.28	-
3099 Total					-	193,238.80	(414,240.25)	183,235.24	134,813.52	-
3100	RQ005001005	Agustin Stahl	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	471,787.66	471,787.66	-		-
				Consultant Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-

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3100	RQ005001005	Agustín Stahl	1470.00	Nondwelling Structures	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	5,360.00	5,360.00	5,360.00	3,412.00	-
				Nondwelling Equipment, Office Furnitu	-	-	-	-		-
			1495.01	Relocation Costs	-	522,093.06	467,692.26	467,692.26	345,708.44	-
	RQ005009007	Agustín Stahl	1495.01	Relocation Costs	-		54,400.80	-		-
3100 Total					-	999,240.72	999,240.72	473,052.26	349,120.44	-
3101	RQ005002005	Bella Vista	1406.00	Operations	-	115,000.00	115,000.00	115,000.00	115,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3101 Total					-	115,000.00	115,000.00	115,000.00	115,000.00	-
3102	RQ005003018	Juana Matos I	1410.00	Management Fees	-	1,422,217.44	1,422,217.44	1,422,217.44	1,422,217.44	-
3102 Total					-	1,422,217.44	1,422,217.44	1,422,217.44	1,422,217.44	-
3104	RQ005005030	Jardines de Vieques	1406.00	Operations	-	36,000.00	36,000.00	36,000.00	36,000.00	-
			1410.00	Management Fees	-	-	-	-		-
3104 Total					-	36,000.00	36,000.00	36,000.00	36,000.00	-
3105	RQ005010007	Ext. Manuel A. Pérez	1495.01	Relocation Costs	-		1,013.70	1,013.70		-
	RQ005010020	Ext. Manuel A. Pérez	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	96,423.97	96,423.97	96,423.97	96,423.97	-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1475.00	Nondwelling Equipment	-	2,000.00	2,000.00	2,000.00	695.00	-
				Nondwelling Equipment, Office Furnitu	-	150.00	150.00	150.00		-
			1495.01	Relocation Costs	-	612,319.15	611,305.45	611,305.45	209,488.46	-
3105 Total					-	710,893.12	710,893.12	710,893.12	306,607.43	-
4001	RQ005008007	Columbus Landing	1410.00	Management Fees	-	-	-	-		-
4001 Total					-	-	-	-		-
4003	RQ005008009	Franklin Delano Roosevelt	1410.00	Management Fees	-	-	-	-		-
4003 Total					-	-	-	-		-
4004	RQ005008010	Sábalos Gardens	1410.00	Management Fees	-	-	-	-		-
4004 Total					-	-	-	-		-
4005	RQ005008010	Sábalos Gardens	9001.00	Debt Service Charge	-	773.06	773.06	773.06	773.06	-
4005 Total					-	773.06	773.06	773.06	773.06	-
4006	RQ005008012	Cuesta Las Piedras	1410.00	Management Fees	-	-	-	-		-
4006 Total					-	-	-	-		-
4008	RQ005008013	Yagüez	1410.00	Management Fees	-	-	-	-		-
4008 Total					-	-	-	-		-
4009	RQ005008014	Manuel Hernández Rosa (Can	1406.00	Operations	-	160,000.00	160,000.00	160,000.00	160,000.00	-
			1410.00	Management Fees	-	-	-	-		-
4009 Total					-	160,000.00	160,000.00	160,000.00	160,000.00	-
4010	RQ005008015	El Carmen	1406.00	Operations	-	138,000.00	138,000.00	138,000.00	138,000.00	-

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4010	RQ005008015	El Carmen	1410.00	Management Fees	-	-	-	-		-
4010 Total					-	138,000.00	138,000.00	138,000.00	138,000.00	-
4011	RQ005008016	Rafael Hernández	1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
4011 Total					-	-	-	-		-
5001	RQ005010021	Juan César Cordero Dávila	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	30,000.00	30,000.00	-		-
			1460.00	Dwelling Structure	-	1,860,000.00	1,860,000.00	-		-
5001 Total					-	1,890,000.00	1,890,000.00	-		-
5002	RQ005003019	Juana Matos II	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	20,000.00	20,000.00	-		-
			1450.00	Site Improvement	-	110,000.00	110,000.00	-		-
			1460.00	Dwelling Structure	-	610,000.00	610,000.00	-		-
5002 Total					-	740,000.00	740,000.00	-		-
5003	RQ005003003	Rafael Torrech	1406.00	Operations	-	47,000.00	47,000.00	47,000.00	47,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5003 Total					-	47,000.00	47,000.00	47,000.00	47,000.00	-
5004	RQ005004005	Raúl Castellón	1410.00	Management Fees	-	-	-	-		-
5004 Total					-	-	-	-		-
5005	RQ005008017	Mar y Sol	1410.00	Management Fees	-	440,887.41	440,887.41	440,887.41	440,887.41	-
5005 Total					-	440,887.41	440,887.41	440,887.41	440,887.41	-
5006	RQ005009021	Los Rosales	1410.00	Management Fees	-	-	-	-		-
5006 Total					-	-	-	-		-
5007	RQ005010022	Jardines Sellés I	1410.00	Management Fees	-	-	-	-		-
5007 Total					-	-	-	-		-
5008	RQ005003020	Juana Matos III	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	20,000.00	20,000.00	-		-
			1450.00	Site Improvement	-	110,000.00	110,000.00	-		-
			1460.00	Dwelling Structure	-	660,000.00	660,000.00	-		-
5008 Total					-	790,000.00	790,000.00	-		-
5009	RQ005005003	Sabana Abajo	1410.00	Management Fees	-	-	-	-		-
5009 Total					-	-	-	-		-
5010	RQ005004006	Brisas del Turabo I	1406.00	Operations	-	26,000.00	26,000.00	26,000.00	26,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5010 Total					-	26,000.00	26,000.00	26,000.00	26,000.00	-
5011	RQ005010023	Jardines del Paraíso	1406.00	Operations	-	56,000.00	56,000.00	56,000.00	56,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5011 Total					-	56,000.00	56,000.00	56,000.00	56,000.00	-
5012	RQ005008018	Sábalos Nuevos (Ext. Sábalos	1410.00	Management Fees	-	-	-	-		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-09 Replacement Housing Factor Grant No:	CFP-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5012	RQ005008018	Sábalos Nuevos (Ext. Sábalos	9001.00	Debt Service Charge	-	580,149.00	580,149.00	580,149.00	580,149.00	-
5012 Total					-	580,149.00	580,149.00	580,149.00	580,149.00	-
5013	RQ005010024	Jardines de Country Club	1410.00	Management Fees	-	-	-	-	-	-
			1495.01	Relocation Costs	-	155,600.00	155,600.00	155,600.00	60,294.41	-
5013 Total					-	155,600.00	155,600.00	155,600.00	60,294.41	-
5014	RQ005001006	Juan García Ducos	1410.00	Management Fees	-	-	-	-	-	-
5014 Total					-	-	-	-	-	-
5015	RQ005010025	Las Gladiolas I	1406.00	Operations	-	386,000.00	386,000.00	386,000.00	386,000.00	-
			1410.00	Management Fees	-	-	-	-	-	-
			1430.01	Consultant Fees	-	406,646.99	406,646.99	406,646.99		-
			1475.00	Nondwelling Equipment, Office Furnitu	-	1,100.00	1,100.00	1,100.00		-
			1495.01	Relocation Costs	-	515,176.20	791,743.47	515,176.20	197,096.85	-
			1499.00	Development Activities	-	2,400,000.00	2,206,160.00	-		-
5015 Total					-	3,708,923.19	3,791,650.46	1,308,923.19	583,096.85	-
5016	RQ005010026	Alejandrino	1410.00	Management Fees	-	-	-	-	-	-
5016 Total					-	-	-	-	-	-
5017	RQ005010027	San Martín	1410.00	Management Fees	-	1,066,663.09	1,066,663.09	1,066,663.09	1,066,663.09	-
5017 Total					-	1,066,663.09	1,066,663.09	1,066,663.09	1,066,663.09	-
5019	RQ005004007	Brisas del Turabo II	1410.00	Management Fees	-	-	-	-	-	-
5019 Total					-	-	-	-	-	-
5020	RQ005007003	Pedro J. Palou	1406.00	Operations	-	12,000.00	12,000.00	12,000.00	12,000.00	-
			1410.00	Management Fees	-	-	-	-	-	-
5020 Total					-	12,000.00	12,000.00	12,000.00	12,000.00	-
5021	RQ005005020	Puerto Real	1406.00	Operations	-	12,000.00	12,000.00	12,000.00	12,000.00	-
			1410.00	Management Fees	-	-	-	-	-	-
5021 Total					-	12,000.00	12,000.00	12,000.00	12,000.00	-
5022	RQ005009022	La Ceiba	1406.00	Operations	-	103,000.00	103,000.00	103,000.00	103,000.00	-
			1410.00	Management Fees	-	-	-	-	-	-
			9001.00	Debt Service Charge	-	342,867.45	342,867.45	342,867.45	342,867.45	-
5022 Total					-	445,867.45	445,867.45	445,867.45	445,867.45	-
5023	RQ005010028	San Fernando	1410.00	Management Fees	-	-	-	-	-	-
			1450.00	Site Improvement	-	28,287.05	28,287.05	22,884.47	22,884.47	-
			9001.00	Debt Service Charge	-	603,855.15	603,855.15	603,855.15	603,855.15	-
5023 Total					-	632,142.20	632,142.20	626,739.62	626,739.62	-
5024	RQ005001007	Bernardino Villanueva	1410.00	Management Fees	-	-	-	-	-	-
5024 Total					-	-	-	-	-	-
5025	RQ005003021	Las Palmas	1410.00	Management Fees	-	-	-	-	-	-
			1430.01	Inspection Cost	-	60,372.00	63,234.00	63,234.00	17,739.00	-
			1460.00	Dwelling Structure	-	2,252,105.00	2,252,105.00	968,149.00	521,174.25	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5025 Total					-	2,312,477.00	2,315,339.00	1,031,383.00	538,913.25	-
5026	RQ005010029	Los Lirios	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	8,168.75	8,168.75	8,168.75	8,168.75	-
				Consultant Fees	-	13,946.40	13,946.40	-		-
				Inspection Cost	-	21,086.50	7,140.00	7,140.00	7,140.00	-
			1450.00	Site Improvement	-	1,056,270.64	1,114,306.54	1,077,695.90	58,035.90	-
			1460.00	Dwelling Structure	-	3,712,170.00	591,456.27	591,456.27	22,318.85	-
			1470.00	Nondwelling Structures	-	268,170.00	268,170.00	268,170.00		-
			1475.00	Nondwelling Equipment	-	-	-	-		-
				Nondwelling Equipment, Office Furnitu	-	400.00	400.00	400.00		-
			1495.01	Relocation Costs	-	513,627.83	513,627.83	513,627.83	490,893.83	-
5026 Total					-	5,593,840.12	2,517,215.79	2,466,658.75	586,557.33	-
5027	RQ005006005	Jardines de Montellano	1406.00	Operations	-	208,000.00	208,000.00	208,000.00	208,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	529,297.09	529,297.09	529,297.09	529,297.09	-
5027 Total					-	737,297.09	737,297.09	737,297.09	737,297.09	-
5028	RQ005001018	Santa Catalina	1460.00	Dwelling Structure	-		191,840.82	191,840.82		-
	RQ005009035	Santa Catalina	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	8,722.00	8,722.00	8,722.00	8,722.00	-
			1460.00	Dwelling Structure	-	508,932.89	508,932.89	508,932.89		-
			1470.00	Nondwelling Structures	-	455,833.83	455,833.83	455,833.83		-
			1475.00	Nondwelling Equipment	-	4,106.00	4,106.00	4,106.00	4,106.00	-
				Nondwelling Equipment, Office Furnitu	-		6,250.00	-		-
			1495.01	Relocation Costs	-	454,303.99	498,921.22	454,303.99	428,217.95	-
5028 Total					-	1,431,898.71	1,674,606.76	1,623,739.53	441,045.95	-
5029	RQ005006006	Los Laureles	1410.00	Management Fees	-	-	-	-		-
5029 Total					-	-	-	-		-
5030	RQ005010021	Jardines de Quintana	1410.00	Management Fees	-	-	-	-		-
5030 Total					-	-	-	-		-
5031	RQ005010030	Jardines de Campo Rico	1406.00	Operations	-	49,000.00	49,000.00	49,000.00	49,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	267,518.54	267,518.54	267,518.54	267,518.54	-
5031 Total					-	316,518.54	316,518.54	316,518.54	316,518.54	-
5033	RQ005010031	El Trébol	1406.00	Operations	-	125,000.00	125,000.00	125,000.00	125,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	25,600.00	25,600.00	25,600.00	25,600.00	-
			1470.00	Nondwelling Structures	-	2,355.00	2,355.00	2,355.00	2,355.00	-
5033 Total					-	152,955.00	152,955.00	152,955.00	152,955.00	-
5034	RQ005010032	Alturas de Cupey	1406.00	Operations	-	155,000.00	155,000.00	155,000.00	155,000.00	-

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Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5034	RQ005010032	Alturas de Cupey	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	428,485.48	428,485.48	428,485.48		-
			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
			1470.00	Nondwelling Structures	-	-	-	-		-
5034 Total					-	583,485.48	583,485.48	583,485.48	155,000.00	-
5035	RQ005010033	Villa Esperanza	1410.00	Management Fees	-	-	-	-		-
5035 Total					-	-	-	-		-
5037	RQ005003022	Jardines de Cataño	1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	152,991.88	152,991.88	152,991.88	152,991.88	-
5037 Total					-	152,991.88	152,991.88	152,991.88	152,991.88	-
5038	RQ005010034	Las Margaritas III	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	72,000.00	72,000.00	-		-
			1460.00	Dwelling Structure	-	115,000.00	115,000.00	-		-
5038 Total					-	187,000.00	187,000.00	-		-
5039	RQ005010036	Jard. de Monte Hatillo	1410.00	Management Fees	-	-	-	-		-
5039 Total					-	-	-	-		-
5040	RQ005010037	Jardines Sellés II	1406.00	Operations	-	-	-	-		-
			1410.00	Management Fees	-	93,000.00	93,000.00	93,000.00	93,000.00	-
5040 Total					-	-	-	-		-
5042	RQ005006012	El Edén	1406.00	Operations	-	93,000.00	93,000.00	93,000.00	93,000.00	-
			1410.00	Management Fees	-	9,000.00	9,000.00	9,000.00	9,000.00	-
5042 Total					-	-	-	-		-
5044	RQ005005017	Jardines de Ceiba	1406.00	Operations	-	9,000.00	9,000.00	9,000.00	9,000.00	-
			1410.00	Management Fees	-	48,000.00	48,000.00	48,000.00	48,000.00	-
			1460.00	Dwelling Structure	-	-	-	-		-
5044 Total					-	15,425.00	15,425.00	15,425.00	15,425.00	-
5045	RQ005006029	Brisas del Mar	1406.00	Operations	-	63,425.00	63,425.00	63,425.00	63,425.00	-
			1410.00	Management Fees	-	75,000.00	75,000.00	75,000.00	75,000.00	-
5045 Total					-	-	-	-		-
5048	RQ005006018	Carioca	1406.00	Operations	-	75,000.00	75,000.00	75,000.00	75,000.00	-
			1410.00	Management Fees	-	250,000.00	250,000.00	250,000.00	250,000.00	-
			9001.00	Debt Service Charge	-	-	-	-		-
5048 Total					-	387,542.89	387,542.89	387,542.89	387,542.89	-
5051	RQ005004008	Caguax	1410.00	Management Fees	-	637,542.89	637,542.89	637,542.89	637,542.89	-
5051 Total					-	-	-	-		-
5052	RQ005003004	Magnolia Gardens	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	-	-	-		-
			1460.00	Dwelling Structure	-	47,601.00	32,751.00	32,751.00	13,797.00	-
					-	389,361.00	145,343.00	145,343.00	130,808.70	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5052 Total					-	436,962.00	178,094.00	178,094.00	144,605.70	-
5053 RQ005008019 Ramírez de Arellano			1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-		183,825.96	-		-
				Consultant Fees	-	930.00	930.00	930.00	930.00	-
				Inspection Cost	-	37,014.04	62,014.04	62,014.04	22,000.00	-
			1450.00	Site Improvement	-	95,000.00	95,000.00	95,000.00	8,000.00	-
			1460.00	Dwelling Structure	-	4,741.92	737,504.23	4,741.92		-
			1475.00	Nondwelling Equipment, Office Furnitu	-	1,576.47	1,576.47	1,576.47	1,576.47	-
			1495.01	Relocation Costs	-	393,297.53	462,161.53	393,297.53	208,942.83	-
5053 Total					-	532,559.96	1,543,012.23	557,559.96	241,449.30	-
5054 RQ005008020 Monte Isleño			1410.00	Management Fees	-	-	-	-		-
5054 Total					-	-	-	-		-
5056 RQ005003026 Los Alamos			1406.00	Operations	-	273,000.00	273,000.00	273,000.00	273,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5056 Total					-	273,000.00	273,000.00	273,000.00	273,000.00	-
5057 RQ005005004 Los Mirtos			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	741,017.87	741,017.87	741,017.87	741,017.87	-
5057 Total					-	741,017.87	741,017.87	741,017.87	741,017.87	-
5058 RQ005006006 Jardines Buena Vista			1406.00	Operations	-	12,000.00	12,000.00	12,000.00	12,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5058 Total					-	12,000.00	12,000.00	12,000.00	12,000.00	-
5064 RQ005004016 Colinas de Magnolia			1406.00	Operations	-	95,000.00	95,000.00	95,000.00	95,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	125,862.60	125,862.60	125,862.60	125,862.60	-
5064 Total					-	220,862.60	220,862.60	220,862.60	220,862.60	-
5066 RQ005004009 Turabo Heights			1406.00	Operations	-	129,000.00	129,000.00	129,000.00	129,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-		22,971.38	22,971.38	22,971.38	-
			1460.00	Dwelling Structure	-		12,396.36	12,396.36	12,396.36	-
			9001.00	Debt Service Charge	-	592,147.67	592,147.67	592,147.67	592,147.67	-
5066 Total					-	721,147.67	756,515.41	756,515.41	756,515.41	-
5067 RQ005009035 Ext. Santa Catalina			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	45,270.61	45,270.61	45,270.61	45,270.61	-
5067 Total					-	45,270.61	45,270.61	45,270.61	45,270.61	-
5068 RQ005010038 Las Amapolas			1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	620,000.00	620,000.00	-		-
			1495.01	Relocation Costs	-	12,150.00	-	-		-
5068 Total					-	632,150.00	620,000.00	-		-
5069 RQ005010039 Los Laureles			1410.00	Management Fees	-	-	-	-		-

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5069 Total					-	-	-	-		-
5070	RQ005010040	Leopoldo Figueroa	1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	785.00	785.00	785.00	785.00	-
			1475.00	Nondwelling Equipment, Computer Eq	-	4,000.00	4,000.00	4,000.00	4,000.00	-
5070 Total					-	4,785.00	4,785.00	4,785.00	4,785.00	-
5071	RQ005010041	Beatriz Lasalle	1406.00	Operations	-	125,000.00	125,000.00	125,000.00	125,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	1,570.00	1,570.00	1,570.00	1,570.00	-
5071 Total					-	126,570.00	126,570.00	126,570.00	126,570.00	-
5075	RQ005002004	Lagos de Blasina	1450.00	Site Improvement	-		-	-		-
	RQ005005005	Lagos de Blasina	1406.00	Operations	-	40,000.00	40,000.00	40,000.00	40,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	1,461.64	1,461.64	1,461.64	157.50	-
			1460.00	Dwelling Structure	-	212,201.44	212,201.44	212,201.44	185,942.53	-
			1470.00	Nondwelling Structures	-	9,837.73	9,837.73	9,837.73	9,837.73	-
			1495.01	Relocation Costs	-	50,348.30	-	-		-
			9001.00	Debt Service Charge	-	500,468.09	500,468.09	500,468.09	500,468.09	-
5075 Total					-	814,317.20	763,968.90	763,968.90	736,405.85	-
5076	RQ005005006	Catañito Gardens	1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	291,053.24	291,053.24	291,053.24	291,053.24	-
5076 Total					-	291,053.24	291,053.24	291,053.24	291,053.24	-
5077	RQ005010042	La Rosa	1406.00	Operations	-	52,000.00	52,000.00	52,000.00	52,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	3,000.00	3,000.00	-		-
			1450.00	Site Improvement	-	30,000.00	30,000.00	-		-
5077 Total					-	85,000.00	85,000.00	52,000.00	52,000.00	-
5080	RQ005010043	Jardines de Cupey	1406.00	Operations	-	95,000.00	95,000.00	95,000.00	95,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	24,275.61	24,275.61	24,275.61	24,275.61	-
			9001.00	Debt Service Charge	-	644,371.73	644,371.73	644,371.73	644,371.73	-
5080 Total					-	763,647.34	763,647.34	763,647.34	763,647.34	-
5081	RQ005005007	El Flamboyán	1406.00	Operations	-	53,000.00	53,000.00	53,000.00	53,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5081 Total					-	53,000.00	53,000.00	53,000.00	53,000.00	-
5082	RQ005005008	Alturas de Country Club	1406.00	Operations	-	15,000.00	15,000.00	15,000.00	15,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	96,850.50	96,850.50	96,850.50	96,850.50	-
5082 Total					-	111,850.50	111,850.50	111,850.50	111,850.50	-
5085	RQ005003027	La Rosaleda	1410.00	Management Fees	-	-	-	-		-

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5085 Total					-	-	-	-	-	
5088	RQ005009023	Lirios del Sur	1410.00	Management Fees	-	1,422,217.44	1,422,217.44	1,422,217.44	1,422,217.44	-
			1430.01	Consultant Fees	-	2,941.58	2,941.58	2,941.58	2,941.58	-
				Inspection Cost	-	85,418.75	-	-		-
			1450.00	Site Improvement	-	297,392.16	297,392.16	297,392.16	237,273.56	-
			1460.00	Dwelling Structure	-	115,523.71	115,523.71	115,523.71	88,583.12	-
			1470.00	Nondwelling Structures	-	60,435.32	30,217.66	30,217.66	16,022.58	-
			1495.01	Relocation Costs	-	211,005.00	211,005.00	211,005.00	90,358.57	-
	RQ005010051	Lirios del Sur	1450.00	Site Improvement	-		152,472.04	-		-
			1460.00	Dwelling Structure	-		114,624.85	-		-
			1470.00	Nondwelling Structures	-		2,128.53	-		-
5088 Total					-	2,194,933.96	2,348,522.97	2,079,297.55	1,857,396.85	-
5089	RQ005009024	Perla del Caribe	1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	20,000.00	17,675.00	17,675.00	15,175.00	-
5089 Total					-	20,000.00	17,675.00	17,675.00	15,175.00	-
5090	RQ005004019	Jardines de Judely	1406.00	Operations	-	26,000.00	26,000.00	26,000.00	26,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	22,331.03	22,331.03	22,331.03	22,331.03	-
5090 Total					-	48,331.03	48,331.03	48,331.03	48,331.03	-
5091	RQ005003005	Miraflores II	1410.00	Management Fees	-	-	-	-		-
5091 Total					-	-	-	-		-
5092	RQ005004020	La Lorenzana	1406.00	Operations	-	136,000.00	136,000.00	136,000.00	136,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	183,099.04	183,099.04	183,099.04	183,099.04	-
5092 Total					-	319,099.04	319,099.04	319,099.04	319,099.04	-
5093	RQ005003006	Brisas de Bayamón	1406.00	Operations	-	353,000.00	353,000.00	353,000.00	353,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	157,469.46	157,469.46	157,469.46	157,469.46	-
5093 Total					-	510,469.46	510,469.46	510,469.46	510,469.46	-
5094	RQ005003007	Las Gardenias	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	10,000.00	-	-		-
			1460.00	Dwelling Structure	-	160,000.00	163,990.00	163,990.00	61,389.00	-
5094 Total					-	170,000.00	163,990.00	163,990.00	61,389.00	-
5095	RQ005	Las Terrazas	1430.01	Consultant Fees	-	1,800.00	1,800.00	1,800.00	1,800.00	-
5095 Total					-	1,800.00	1,800.00	1,800.00	1,800.00	-
5096	RQ005003008	La Alhambra	1406.00	Operations	-	92,680.00	92,680.00	92,680.00	92,680.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	1,178.00	1,178.00	1,178.00	1,178.00	-
			1460.00	Dwelling Structure	-	463,335.34	231,667.67	231,667.67	45,097.19	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5096	RQ005003008	La Alhambra	1475.00	Nondwelling Equipment	-	1,098.80	1,098.80	1,098.80		-
			1495.01	Relocation Costs	-	412,542.30	412,542.30	412,542.30	326,578.31	-
5096 Total					-	970,834.44	739,166.77	739,166.77	465,533.50	-
5097	RQ005010044	Emiliano Pol	1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	785.00	785.00	785.00	785.00	-
			1475.00	Nondwelling Equipment, Computer Eq	-	2,000.00	2,000.00	2,000.00	2,000.00	-
5097 Total					-	2,785.00	2,785.00	2,785.00	2,785.00	-
5098	RQ005002016	Hatillo del Mar (Oscar Colón D	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	15,000.00	15,000.00	-		-
			1450.00	Site Improvement	-	45,000.00	20,752.00	20,752.00		-
			1460.00	Dwelling Structure	-	240,000.00	240,000.00	-		-
5098 Total					-	300,000.00	275,752.00	20,752.00		-
5099	RQ005010045	El Prado	1406.00	Operations	-	210,000.00	210,000.00	210,000.00	210,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5099 Total					-	210,000.00	210,000.00	210,000.00	210,000.00	-
5100	RQ005001013	Alturas de Isabela	1410.00	Management Fees	-	-	-	-		-
5100 Total					-	-	-	-		-
5101	RQ005005009	La Esmeralda	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	3,770.28	50,570.68	50,570.68	3,770.28	-
			1460.00	Dwelling Structure	-	2,245.95	2,245.95	2,245.95	2,245.95	-
			1470.00	Nondwelling Structures	-		2,082.46	2,082.46		-
			9001.00	Debt Service Charge	-	184,001.31	184,001.31	184,001.31	184,001.31	-
5101 Total					-	190,017.54	238,900.40	238,900.40	190,017.54	-
5102	RQ005005010	El Coral	1406.00	Operations	-	30,000.00	30,000.00	30,000.00	30,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	299,501.06	299,501.06	299,501.06	299,501.06	-
5102 Total					-	329,501.06	329,501.06	329,501.06	329,501.06	-
5103	RQ005005011	Torres de Sabana	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	7,000.00	7,000.00	-		-
			1450.00	Site Improvement	-	15,000.00	15,000.00	-		-
			1460.00	Dwelling Structure	-	203,598.06	203,598.06	-		-
5103 Total					-	225,598.06	225,598.06	-		-
5104	RQ005002018	Los Murales	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-		6,000.00	-		-
				Inspection Cost	-		14,000.00	-		-
			1450.00	Site Improvement	-		65,000.00	-		-
			1460.00	Dwelling Structure	-		45,000.00	-		-
5104 Total					-	-	130,000.00	-		-
5105	RQ005002029	Las Violetas	1406.00	Operations	-	150,000.00	150,000.00	150,000.00	150,000.00	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5105	RQ005002029	Las Violetas	1410.00	Management Fees	-	-	-	-	-	-
			9001.00	Debt Service Charge	-	149,914.52	149,914.52	149,914.52	149,914.52	-
5105 Total					-	299,914.52	299,914.52	299,914.52	299,914.52	-
5106	RQ005005028	Los Cedros	1410.00	Management Fees	-	-	-	-	-	-
			1460.00	Dwelling Structure	-	52,500.00	-	-	-	-
5106 Total					-	52,500.00	-	-	-	-
5107	RQ005009034	Jesús M. Lago	1410.00	Management Fees	-	-	-	-	-	-
			1430.01	Inspection Cost	-	28,620.00	28,620.00	28,620.00	3,268.02	-
			1460.00	Dwelling Structure	-	5,809.05	5,809.05	-	-	-
5107 Total					-	34,429.05	34,429.05	28,620.00	3,268.02	-
5108	RQ005009025	Ext. Dr. Pila II	1410.00	Management Fees	-	-	-	-	-	-
			1430.01	Inspection Cost	-	19,408.00	19,408.00	9,408.00	-	-
			1460.00	Dwelling Structure	-	315,000.00	315,000.00	-	-	-
5108 Total					-	334,408.00	334,408.00	9,408.00	-	-
5109	RQ005007011	Santa Elena	1406.00	Operations	-	19,000.00	19,000.00	19,000.00	19,000.00	-
			1410.00	Management Fees	-	-	-	-	-	-
5109 Total					-	19,000.00	19,000.00	19,000.00	19,000.00	-
5111	RQ005008021	Jardines de Concordia	1410.00	Management Fees	-	-	-	-	-	-
5111 Total					-	-	-	-	-	-
5113	RQ005004010	Bonneville Heights	1406.00	Operations	-	21,000.00	21,000.00	21,000.00	21,000.00	-
			1410.00	Management Fees	-	-	-	-	-	-
5113 Total					-	21,000.00	21,000.00	21,000.00	21,000.00	-
5114	RQ005005029	Covadonga	1410.00	Management Fees	-	-	-	-	-	-
			1430.01	Inspection Cost	-	90,000.00	63,287.67	63,287.67	28,157.67	-
			1460.00	Dwelling Structure	-	750,000.00	750,000.00	-	-	-
5114 Total					-	840,000.00	813,287.67	63,287.67	28,157.67	-
5115	RQ005003002	Santa Catalina	1410.00	Management Fees	-	-	-	-	-	-
5115 Total					-	-	-	-	-	-
5119	RQ005002012	Dos Ríos	1410.00	Management Fees	-	-	-	-	-	-
5119 Total					-	-	-	-	-	-
5121	RQ005002019	Villa Evangelina II	1410.00	Management Fees	-	-	-	-	-	-
5121 Total					-	-	-	-	-	-
5123	RQ005003005	Miraflores III	1410.00	Management Fees	-	-	-	-	-	-
5123 Total					-	-	-	-	-	-
5125	RQ005001014	Jardines del Noroeste	1410.00	Management Fees	-	-	-	-	-	-
			1430.01	Inspection Cost	-	15,000.00	15,000.00	-	-	-
			1450.00	Site Improvement	-	25,000.00	25,000.00	-	-	-
			1470.00	Nondwelling Structures	-	275,000.00	275,000.00	-	-	-
5125 Total					-	315,000.00	315,000.00	-	-	-

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5126	RQ005007005	Villa Navarro	1410.00	Management Fees	-	-	-	-		-
5126 Total					-	-	-	-		-
5127	RQ005002006	La Meseta	1406.00	Operations	-	88,000.00	88,000.00	88,000.00	88,000.00	-
			1410.00	Management Fees	-	-		-		-
			9001.00	Debt Service Charge	-	352,918.79	352,918.79	352,918.79	352,918.79	-
5127 Total					-	440,918.79	440,918.79	440,918.79	440,918.79	-
5129	RQ005002023	Guarionex	1410.00	Management Fees	-	-		-		-
			1430.01	Inspection Cost	-	15,300.00	20,350.00	5,050.00	3,250.00	-
			1450.00	Site Improvement	-	40,000.00	40,000.00	-		-
			1460.00	Dwelling Structure	-	116,346.00	232,071.00	115,725.00	104,152.50	-
5129 Total					-	171,646.00	292,421.00	120,775.00	107,402.50	-
5131	RQ005007004	Jardines de Oriente	1406.00	Operations	-	313,000.00	313,000.00	313,000.00	313,000.00	-
			1410.00	Management Fees	-	-		-		-
			9001.00	Debt Service Charge	-	236,400.51	236,400.51	236,400.51	236,400.51	-
5131 Total					-	549,400.51	549,400.51	549,400.51	549,400.51	-
5132	RQ005005022	Yuquiyú I	1410.00	Management Fees	-	-	-	-		-
5132 Total					-	-	-	-		-
5133	RQ005007007	Villas del Río	1406.00	Operations	-	156,000.00	156,000.00	156,000.00	156,000.00	-
			1410.00	Management Fees	-	-		-		-
			9001.00	Debt Service Charge	-	309,139.49	309,139.49	309,139.49	309,139.49	-
5133 Total					-	465,139.49	465,139.49	465,139.49	465,139.49	-
5135	RQ005010046	Las Dalias	1406.00	Operations	-	191,000.00	191,000.00	191,000.00	191,000.00	-
			1410.00	Management Fees	-	-		-		-
			9001.00	Debt Service Charge	-	9,226.23	9,226.23	9,226.23	9,226.23	-
5135 Total					-	200,226.23	200,226.23	200,226.23	200,226.23	-
5136	RQ005002008	Plazuela Catalina	1410.00	Management Fees	-	-	-	-		-
5136 Total					-	-	-	-		-
5138	RQ005004011	Villa del Rey	1406.00	Operations	-	29,000.00	29,000.00	29,000.00	29,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5138 Total					-	29,000.00	29,000.00	29,000.00	29,000.00	-
5140	RQ005010047	Las Gladiolas II	1406.00	Operations	-	286,000.00	286,000.00	286,000.00	286,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	406,647.00	406,647.00	406,647.00		-
			1475.00	Nondwelling Equipment, Computer Eq	-	-		-		-
			1495.01	Relocation Costs	-	456,749.00	456,749.00	456,749.00	396,100.08	-
			1499.00	Development Activities	-	2,400,000.00	2,593,840.00	-		-
5140 Total					-	3,549,396.00	3,743,236.00	1,149,396.00	682,100.08	-
5143	RQ005010048	Monte Park	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	30,000.00	30,000.00	-		-

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Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5143	RQ005010048	Monte Park	1450.00	Site Improvement	-	230,000.00	230,000.00	-		-
			1460.00	Dwelling Structure	-	1,000,000.00	1,002,748.00	2,748.00	2,748.00	-
5143 Total					-	1,260,000.00	1,262,748.00	2,748.00	2,748.00	-
5144	RQ005006031	Rincón Taíno	1410.00	Management Fees	-	355,554.36	355,554.36	355,554.36	355,554.36	-
5144 Total					-	355,554.36	355,554.36	355,554.36	355,554.36	-
5145	RQ005008026	Manuel F. Rossy	1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	22,050.72	20,800.72	20,800.72	20,800.72	-
			1450.00	Site Improvement	-	172,900.21	189,620.11	97,100.76	21,671.00	-
			1460.00	Dwelling Structure	-	24,233.40	38,370.33	38,370.33	9,376.00	-
	RQ005010025	Manuel F. Rossy	1495.01	Relocation Costs	-		56,324.89	-		-
	RQ005010047	Manuel F. Rossy	1460.00	Dwelling Structure	-		8,730.43	-		-
5145 Total					-	219,184.33	313,846.48	156,271.81	51,847.72	-
5146	RQ005002019	Villa Evangelina III	1410.00	Management Fees	-	-	-	-		-
5146 Total					-	-	-	-		-
5147	RQ005002019	Villa Evangelina IV	1410.00	Management Fees	-	-	-	-		-
5147 Total					-	-	-	-		-
5148	RQ005006022	Leonardo Santiago	1406.00	Operations	-	22,000.00	22,000.00	22,000.00	22,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	-	12,359.00	-		-
5148 Total					-	22,000.00	34,359.00	22,000.00	22,000.00	-
5149	RQ005001008	Cuesta Vieja	1410.00	Management Fees	-	-	-	-		-
5149 Total					-	-	-	-		-
5150	RQ005003010	Jardines de Caparra	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	4,495.50	4,495.50	4,495.50	4,495.50	-
			1450.00	Site Improvement	-	213,736.70	237,036.70	237,036.70	127,838.35	-
5150 Total					-	218,232.20	241,532.20	241,532.20	132,333.85	-
5151	RQ005003011	Sierra Linda	1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	186,848.70	186,848.70	186,848.70	186,848.70	-
5151 Total					-	186,848.70	186,848.70	186,848.70	186,848.70	-
5153	RQ005001019	Hacienda San Andrés	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	6,000.00	6,000.00	-		-
			1460.00	Dwelling Structure	-	150,000.00	150,000.00	-		-
5153 Total					-	156,000.00	156,000.00	-		-
5154	RQ005004002	Villa Monserrate	1499.00	Development Activities	-	1,500,000.00	1,500,000.00	-		-
5154 Total					-	1,500,000.00	1,500,000.00	-		-
5155	RQ005001009	Villamar Apts.	1410.00	Management Fees	-	-	-	-		-
5155 Total					-	-	-	-		-
5156	RQ005005024	El Cemí	1406.00	Operations	-	141,000.00	141,000.00	141,000.00	141,000.00	-
			1410.00	Management Fees	-	-	-	-		-

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5156	RQ005005024	El Cemí	1430.01	Architectural & Engineering Fees	-	14,160.00	14,160.00	-		-
				Inspection Cost	-	21,000.00	21,000.00	-		-
			1450.00	Site Improvement	-	413,385.90	413,385.90	-		-
5156 Total					-	589,545.90	589,545.90	141,000.00	141,000.00	-
5157	RQ005006007	Brisas de Cayey	1406.00	Operations	-	441,000.00	441,000.00	441,000.00	441,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	178,315.39	178,315.39	178,315.39	178,315.39	-
5157 Total					-	619,315.39	619,315.39	619,315.39	619,315.39	-
5158	RQ005001010	La Montaña	1410.00	Management Fees	-	782,219.60	782,219.60	782,219.60	782,219.60	-
5158 Total					-	782,219.60	782,219.60	782,219.60	782,219.60	-
5159	RQ005010049	Los Peñas	1410.00	Management Fees	-	-	-	-		-
5159 Total					-	-	-	-		-
5160	RQ005009026	Las Delicias	1406.00	Operations	-	80,001.00	80,001.00	80,001.00	80,001.00	-
5160 Total					-	80,001.00	80,001.00	80,001.00	80,001.00	-
5161	RQ005010050	El Manantial	1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	1,547.62	1,547.62	1,547.62	1,547.62	-
5161 Total					-	1,547.62	1,547.62	1,547.62	1,547.62	-
5162	RQ005001011	Las Muñecas	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	25,000.00	25,000.00	-		-
			1460.00	Dwelling Structure	-	800,000.00	800,000.00	-		-
5162 Total					-	825,000.00	825,000.00	-		-
5163	RQ005009027	José Tormos Diego	1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-		3,600.00	3,600.00	3,600.00	-
5163 Total					-	-	3,600.00	3,600.00	3,600.00	-
5164	RQ005006035	Máximo Miranda Jimenez	1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	436,097.95	436,097.95	436,097.95	7,643.62	-
			1460.00	Dwelling Structure	-		4,731.77	4,731.77		-
			1470.00	Nondwelling Structures	-		5,689.30	5,689.30		-
			1495.01	Relocation Costs	-	7,688.50	7,688.50	7,688.50	3,345.40	-
5164 Total					-	443,786.45	454,207.52	454,207.52	10,989.02	-
5165	RQ005004017	Antulio López (El Valenciano)	1406.00	Operations	-	91,500.00	91,500.00	91,500.00	91,500.00	-
			1410.00	Management Fees	-	-	-	-		-
5165 Total					-	91,500.00	91,500.00	91,500.00	91,500.00	-
5166	RQ005010051	Brisas de Cupey	1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	1,352,391.46	1,352,391.46	1,352,391.46		-
			1460.00	Dwelling Structure	-	2,988,390.60	2,988,390.60	2,988,390.60		-
			1470.00	Nondwelling Structures	-	381,376.14	381,376.14	381,376.14		-
			1475.00	Nondwelling Equipment	-	4,130.00	4,130.00	4,130.00	2,208.98	-
				Nondwelling Equipment, Office Furnitu	-	1,580.00	1,580.00	1,580.00		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5166	RQ005010051	Brisas de Cupey	1495.01	Relocation Costs	-	493,160.48	493,160.48	493,160.48	258,359.52	-
5166 Total					-	5,221,028.68	5,221,028.68	5,221,028.68	260,568.50	-
5167	RQ005010052	Santa Elena	1410.00	Management Fees	-	-	-	-		-
5167 Total					-	-	-	-		-
5168	RQ005003012	Los Laureles	1406.00	Operations	-	186,000.00	186,000.00	186,000.00	186,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5168 Total					-	186,000.00	186,000.00	186,000.00	186,000.00	-
5169	RQ005005012	Carolina Walk Up (El Faro)	1410.00	Management Fees	-	-	-	-		-
5169 Total					-	-	-	-		-
5170	RQ005004012	Jardines San Carlos	1406.00	Operations	-	108,000.00	108,000.00	108,000.00	108,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5170 Total					-	108,000.00	108,000.00	108,000.00	108,000.00	-
5171	RQ005009028	Ponce Housing	1406.00	Operations	-	6,000.00	6,000.00	6,000.00	6,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	41,990.00	41,990.00	41,990.00	37,791.00	-
5171 Total					-	47,990.00	47,990.00	47,990.00	43,791.00	-
5172	RQ005006013	Coamo Housing	1410.00	Management Fees	-	-	-	-		-
			1470.00	Nondwelling Structures	-		60,000.00	-		-
5172 Total					-	-	60,000.00	-		-
5173	RQ005009005	Bahia	1406.00	Operations	-	47,000.00	47,000.00	47,000.00	47,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5173 Total					-	47,000.00	47,000.00	47,000.00	47,000.00	-
5174	RQ005008022	Mayagüez Gardens	1406.00	Operations	-	28,000.00	28,000.00	28,000.00	28,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5174 Total					-	28,000.00	28,000.00	28,000.00	28,000.00	-
5175	RQ005002007	Villa de los Santos II	1406.00	Operations	-	12,500.00	12,500.00	12,500.00	12,500.00	-
			1410.00	Management Fees	-	-	-	-		-
5175 Total					-	12,500.00	12,500.00	12,500.00	12,500.00	-
5176	RQ005005021	Santiago Veve Calzada	1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	103,664.17	103,664.17	103,664.17	103,664.17	-
5176 Total					-	103,664.17	103,664.17	103,664.17	103,664.17	-
5177	RQ005002020	Brisas de Campo Alegre (Nuev	1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-		40,000.00	-		-
				Inspection Cost	-		11,500.00	-		-
			1460.00	Dwelling Structure	-		75,000.00	-		-
			1470.00	Nondwelling Structures	-		25,000.00	-		-
5177 Total					-	-	151,500.00	-		-
5178	RQ005001002	Jardines de Aguada	1406.00	Operations	-	57,000.00	57,000.00	57,000.00	57,000.00	-
			1410.00	Management Fees	-	-	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5178 Total										
5179	RQ005001012	Puerta del Sol	1410.00	Management Fees		57,000.00	57,000.00	57,000.00	57,000.00	
5179 Total										
5180	RQ005005018	La Ceiba	1406.00	Operations						
			1410.00	Management Fees		70,000.00	70,000.00	70,000.00	70,000.00	
			1450.00	Site Improvement						
5180 Total						174,500.00	174,500.00			
5181	RQ005006009	Jardines de Cidra	1406.00	Operations		244,500.00	244,500.00	70,000.00	70,000.00	
			1410.00	Management Fees		13,000.00	13,000.00	13,000.00	13,000.00	
5181 Total										
5182	RQ005006015	Alturas del Cibuco	1410.00	Management Fees		13,000.00	13,000.00	13,000.00	13,000.00	
5182 Total										
5183	RQ005009004	Jardines de Guánica	1406.00	Operations						
			1410.00	Management Fees		3,000.00	3,000.00	3,000.00	3,000.00	
			1430.01	Consultant Fees						
				Inspection Cost		16,638.30	16,638.30	2,691.80	2,691.80	
			1450.00	Site Improvement		8,900.00	8,900.00	8,900.00	8,900.00	
			1475.00	Nondwelling Equipment		1,375.00	1,375.00	1,375.00	1,375.00	
				Nondwelling Equipment, Office Furnitu		2,554.00	2,554.00	2,554.00	2,554.00	
			1495.01	Relocation Costs		1,552.00	1,552.00	1,552.00	1,552.00	
5183 Total						337,400.02	605,498.12	605,498.12	274,131.27	
5184	RQ005006019	Jardines de Guamaní	1406.00	Operations		371,419.32	639,517.42	625,570.92	294,204.07	
			1410.00	Management Fees		15,000.00	15,000.00	15,000.00	15,000.00	
5184 Total										
5185	RQ005004019	Ext. Jardines de Judely	1410.00	Management Fees		15,000.00	15,000.00	15,000.00	15,000.00	
5185 Total										
5186	RQ005005025	Yuquiyú II	1406.00	Operations						
			1410.00	Management Fees		50,000.00	50,000.00	50,000.00	50,000.00	
			9001.00	Debt Service Charge						
5186 Total						60,971.03	60,971.03	60,971.03	60,971.03	
5187	RQ005007009	Villa Real	1406.00	Operations		110,971.03	110,971.03	110,971.03	110,971.03	
			1410.00	Management Fees		22,000.00	22,000.00	22,000.00	22,000.00	
			1450.00	Site Improvement						
5187 Total						87,980.00	87,980.00	43,990.00	43,990.00	
5188	RQ005009029	Villa Elena	1406.00	Operations		109,980.00	109,980.00	65,990.00	65,990.00	
			1410.00	Management Fees		18,000.00	18,000.00	18,000.00	18,000.00	
5188 Total										
5189	RQ005009034	Jardines de Utuado	1410.00	Management Fees		18,000.00	18,000.00	18,000.00	18,000.00	
5189 Total										

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5190	RQ005002033	Alturas de Vega Baja	1410.00	Management Fees	-	-	-	-		-
5190 Total					-	-	-	-		-
5191	RQ005009036	Villas del Cafetal (Yauco Hous	1406.00	Operations	-	25,000.00	25,000.00	25,000.00	25,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5191 Total					-	25,000.00	25,000.00	25,000.00	25,000.00	-
5192	RQ005010053	Antigua Vía	1406.00	Operations	-	78,000.00	78,000.00	78,000.00	78,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5192 Total					-	78,000.00	78,000.00	78,000.00	78,000.00	-
5193	RQ005005027	Los Rosales	1406.00	Operations	-	16,000.00	16,000.00	16,000.00	16,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	5,726.40	5,726.40	5,726.40	5,726.40	-
				Consultant Fees	-	90,223.30	223.30	223.30	223.30	-
				Inspection Cost	-	21,086.50	21,086.50	7,140.00	7,140.00	-
			1475.00	Nondwelling Equipment, Office Furnitu	-		6,250.00	6,250.00		-
			1495.01	Relocation Costs	-	35,425.09	377,116.64	377,116.64	33,405.26	-
5193 Total					-	168,461.29	426,402.84	412,456.34	62,494.96	-
5194	RQ005010054	Los Lirios	1406.00	Operations	-	16,000.00	16,000.00	16,000.00	16,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5194 Total					-	16,000.00	16,000.00	16,000.00	16,000.00	-
5195	RQ005	Torre de Francia	1460.00	Dwelling Structure	-		22,600.00	-		-
	RQ005010055	Torre de Francia	1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	22,600.00	-	-		-
5195 Total					-	22,600.00	22,600.00	-		-
5196	RQ005007008	Torres del Río	1406.00	Operations	-	66,000.00	66,000.00	66,000.00	66,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5196 Total					-	66,000.00	66,000.00	66,000.00	66,000.00	-
5197	RQ005006003	Reparto San Antonio	1410.00	Management Fees	-	-	-	-		-
5197 Total					-	-	-	-		-
5198	RQ005002025	Jardines de San Fernando	1406.00	Operations	-	150,000.00	150,000.00	150,000.00	150,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Consultant Fees	-	320,912.00	320,912.00	320,912.00	236,661.20	-
				Inspection Cost	-	122,977.92	61,488.96	61,488.96	51,240.80	-
			1450.00	Site Improvement	-	18,137.80	26,183.80	-		-
			1460.00	Dwelling Structure	-	-	10,091.80	-		-
			1475.00	Nondwelling Equipment, Office Furnitu	-	350.00	350.00	350.00		-
			1495.01	Relocation Costs	-	54,766.00	54,766.00	54,766.00		-
			9001.00	Debt Service Charge	-	643,850.29	643,850.29	643,850.29	643,850.29	-
5198 Total					-	1,310,994.01	1,267,642.85	1,231,367.25	1,081,752.29	-
5199	RQ005002007	Villa de los Santos I	1410.00	Management Fees	-	-	-	-		-

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5199 Total					-	-	-	-		-
5200	RQ005002013	Alturas de Ciales	1410.00	Management Fees	-	-	-	-		-
5200 Total					-	-	-	-		-
5201	RQ005006006	Alturas de Montellanos	1410.00	Management Fees	-	284,443.49	284,443.49	284,443.49	284,443.49	-
5201 Total					-	284,443.49	284,443.49	284,443.49	284,443.49	-
5202	RQ005006032	El Taíno	1406.00	Operations	-	58,000.00	58,000.00	58,000.00	58,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5202 Total					-	58,000.00	58,000.00	58,000.00	58,000.00	-
5203	RQ005006034	Eriudio Negrón	1410.00	Management Fees	-	-	-	-		-
5203 Total					-	-	-	-		-
5205	RQ005006027	Villas de Orocovis II	1406.00	Operations	-	64,000.00	64,000.00	64,000.00	64,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1460.00	Dwelling Structure	-	172,990.00	73,990.00	73,990.00	7,875.89	-
5205 Total					-	236,990.00	137,990.00	137,990.00	71,875.89	-
5206	RQ005005026	Galateo Apts.	1406.00	Operations	-	75,000.00	75,000.00	75,000.00	75,000.00	-
5206 Total					-	75,000.00	75,000.00	75,000.00	75,000.00	-
5207	RQ005001016	La Cruz	1410.00	Management Fees	-	-	-	-		-
5207 Total					-	-	-	-		-
5208	RQ005002030	El Batey	1410.00	Management Fees	-	-	-	-		-
5208 Total					-	-	-	-		-
5209	RQ005003005	Alegría Apts.	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	8,000.00	-	-		-
			1450.00	Site Improvement	-	37,042.00	1,200.00	1,200.00	1,200.00	-
			1460.00	Dwelling Structure	-	136,900.00	135,792.00	135,792.00	69,795.08	-
5209 Total					-	181,942.00	136,992.00	136,992.00	70,995.08	-
5210	RQ005003023	El Coquí	1406.00	Operations	-	186,000.00	186,000.00	186,000.00	186,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5210 Total					-	186,000.00	186,000.00	186,000.00	186,000.00	-
5211	RQ005003025	Villas de Mabó	1410.00	Management Fees	-	-	-	-		-
5211 Total					-	-	-	-		-
5212	RQ005005013	Roberto Clemente	1410.00	Management Fees	-	-	-	-		-
			9001.00	Debt Service Charge	-	45,544.29	45,544.29	45,544.29	45,544.29	-
5212 Total					-	45,544.29	45,544.29	45,544.29	45,544.29	-
5213	RQ005003013	Los Dominicos	1406.00	Operations	-	9,000.00	9,000.00	9,000.00	9,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	6,500.00	6,500.00	-		-
			1450.00	Site Improvement	-	85,000.00	85,000.00	-		-
			1460.00	Dwelling Structure	-		68,500.00	68,500.00	28,665.90	-
5213 Total					-	100,500.00	169,000.00	77,500.00	37,665.90	-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5214	RQ005003014	Bella Vista	1406.00	Operations	-	30,000.00	30,000.00	30,000.00	30,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	12,000.00	12,000.00	-		-
			1450.00	Site Improvement	-	65,000.00	65,000.00	-		-
			1460.00	Dwelling Structure	-	440,000.00	440,000.00	-		-
5214 Total					-	547,000.00	547,000.00	30,000.00	30,000.00	-
5215	RQ005003015	El Cortijo/Valencia	1410.00	Management Fees	-	-	-	-		-
5215 Total					-	-	-	-		-
5216	RQ005005014	Santa Catalina	1410.00	Management Fees	-	-	-	-		-
5216 Total					-	-	-	-		-
5217	RQ005005015	Carolina Housing	1410.00	Management Fees	-	-	-	-		-
5217 Total					-	-	-	-		-
5219	RQ005002027	Villas de Sabana	1410.00	Management Fees	-	-	-	-		-
5219 Total					-	-	-	-		-
5220	RQ005006023	San Martin	1406.00	Operations	-	53,000.00	53,000.00	53,000.00	53,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5220 Total					-	53,000.00	53,000.00	53,000.00	53,000.00	-
5223	RQ005002009	Quintas de Barceloneta	1406.00	Operations	-	6,000.00	6,000.00	6,000.00	6,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5223 Total					-	6,000.00	6,000.00	6,000.00	6,000.00	-
5226	RQ005008005	Jardines de Las Marías	1410.00	Management Fees	-	-	-	-		-
5226 Total					-	-	-	-		-
5227	RQ005009002	Alturas de Adjuntas	1410.00	Management Fees	-	-	-	-		-
5227 Total					-	-	-	-		-
5231	RQ005007008	Naguabo Valley	1406.00	Operations	-	47,000.00	47,000.00	47,000.00	47,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	70,425.00	70,425.00	56,625.00	52,342.50	-
5231 Total					-	117,425.00	117,425.00	103,625.00	99,342.50	-
5232	RQ005003028	Rafael Martínez Nadal	1410.00	Management Fees	-	-	-	-		-
5232 Total					-	-	-	-		-
5233	RQ005009007	Mattei I	1406.00	Operations	-	7,000.00	7,000.00	7,000.00	7,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5233 Total					-	7,000.00	7,000.00	7,000.00	7,000.00	-
5235	RQ005007011	Reparto Horizonte	1406.00	Operations	-	45,000.00	45,000.00	45,000.00	45,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5235 Total					-	45,000.00	45,000.00	45,000.00	45,000.00	-
5236	RQ005007005	Jardines del Almendro	1410.00	Management Fees	-	-	-	-		-
5236 Total					-	-	-	-		-
5237	RQ005004020	Villas de San Lorenzo	1406.00	Operations	-	14,000.00	14,000.00	14,000.00	14,000.00	-

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Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-09 Replacement Housing Factor Grant No:	CFP-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5237	RQ005004020	Villas de San Lorenzo	1410.00	Management Fees	-	-	-	-		-
5237 Total					-	-	-	-		-
5238	RQ005010056	Villa Andalucía I	1406.00	Operations	-	14,000.00	14,000.00	14,000.00	14,000.00	-
			1410.00	Management Fees	-	9,500.00	9,500.00	9,500.00	9,500.00	-
5238 Total					-	-	-	-		-
5239	RQ005004013	El Mirador Apartments	1406.00	Operations	-	9,500.00	9,500.00	9,500.00	9,500.00	-
			1410.00	Management Fees	-	95,000.00	95,000.00	95,000.00	95,000.00	-
5239 Total					-	-	-	-		-
5240	RQ005003016	Campo Verde	1410.00	Management Fees	-	95,000.00	95,000.00	95,000.00	95,000.00	-
5240 Total					-	-	-	-		-
5241	RQ005008022	Flamboyán Gardens	1410.00	Management Fees	-	-	-	-		-
			1430.01	Architectural & Engineering Fees	-	-	-	-		-
5241 Total					-	25,000.00	24,500.00	24,500.00	22,050.00	-
5242	RQ005010056	Villa Andalucía II	1410.00	Management Fees	-	25,000.00	24,500.00	24,500.00	22,050.00	-
5242 Total					-	-	-	-		-
5243	RQ005002021	Vistas de Atenas	1410.00	Management Fees	-	-	-	-		-
5243 Total					-	-	-	-		-
5244	RQ005010053	Park Court	1406.00	Operations	-	-	-	-		-
			1410.00	Management Fees	-	19,000.00	19,000.00	19,000.00	19,000.00	-
5244 Total					-	-	-	-		-
5245	RQ005008023	Parque Sultana I	1406.00	Operations	-	19,000.00	19,000.00	19,000.00	19,000.00	-
			1410.00	Management Fees	-	10,000.00	10,000.00	10,000.00	10,000.00	-
5245 Total					-	-	-	-		-
5246	RQ005010004	Parque San Agustín	1410.00	Management Fees	-	10,000.00	10,000.00	10,000.00	10,000.00	-
5246 Total					-	-	-	-		-
5247	RQ005009007	Mattei II	1410.00	Management Fees	-	-	-	-		-
5247 Total					-	-	-	-		-
5248	RQ005009026	Cana Housing	1410.00	Management Fees	-	-	-	-		-
5248 Total					-	-	-	-		-
5249	RQ005006010	Cidra Housing	1406.00	Operations	-	-	-	-		-
			1410.00	Management Fees	-	39,000.00	39,000.00	39,000.00	39,000.00	-
5249 Total					-	-	-	-		-
5250	RQ005008024	Mayagüez Housing I	1406.00	Operations	-	39,000.00	39,000.00	39,000.00	39,000.00	-
			1410.00	Management Fees	-	29,000.00	29,000.00	29,000.00	29,000.00	-
5250 Total					-	-	-	-		-
5251	RQ005002009	Florida Housing	1406.00	Operations	-	29,000.00	29,000.00	29,000.00	29,000.00	-
			1410.00	Management Fees	-	12,000.00	12,000.00	12,000.00	12,000.00	-
5251 Total					-	-	-	-		-
5252	RQ005001003	Los Robles	1406.00	Operations	-	12,000.00	12,000.00	12,000.00	12,000.00	-
					-	21,000.00	21,000.00	21,000.00	21,000.00	-

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Part II: Supporting Pages

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-09 Replacement Housing Factor Grant No:	CFP-2009

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5252	RQ005001003	Los Robles	1410.00	Management Fees	-	-	-	-		-
5252 Total					-	-	-	-		-
5253	RQ005005016	Loma Alta	1406.00	Operations	-	21,000.00	21,000.00	21,000.00	21,000.00	-
			1410.00	Management Fees	-	30,000.00	30,000.00	30,000.00	30,000.00	-
5253 Total					-	-	-	-		-
5254	RQ005008024	Mayagüez Housing II (La Arbo	1406.00	Operations	-	30,000.00	30,000.00	30,000.00	30,000.00	-
			1410.00	Management Fees	-	5,000.00	5,000.00	5,000.00	5,000.00	-
5254 Total					-	-	-	-		-
5255	RQ005006033	Estancias de Santa Isabel	1410.00	Management Fees	-	5,000.00	5,000.00	5,000.00	5,000.00	-
5255 Total					-	-	-	-		-
5256	RQ005004013	Ext. La Granja	1406.00	Operations	-	-	-	-		-
			1410.00	Management Fees	-	56,000.00	56,000.00	56,000.00	56,000.00	-
5256 Total					-	-	-	-		-
5258	RQ005009030	Golden View	1406.00	Operations	-	56,000.00	56,000.00	56,000.00	56,000.00	-
5258 Total					-	45,000.00	45,000.00	45,000.00	45,000.00	-
5259	RQ005009030	Copper View	1406.00	Operations	-	45,000.00	45,000.00	45,000.00	45,000.00	-
5259 Total					-	45,000.00	45,000.00	45,000.00	45,000.00	-
5260	RQ005009030	Silver Valley	1406.00	Operations	-	45,000.00	45,000.00	45,000.00	45,000.00	-
			1410.00	Management Fees	-	38,000.00	38,000.00	38,000.00	38,000.00	-
5260 Total					-	-	-	-		-
5261	RQ005009031	Perla del Bucaná	1410.00	Management Fees	-	38,000.00	38,000.00	38,000.00	38,000.00	-
5261 Total					-	-	-	-		-
5266	RQ005006020	Valles de Guayama	1406.00	Operations	-	-	-	-		-
			1410.00	Management Fees	-	53,000.00	53,000.00	53,000.00	53,000.00	-
5266 Total					-	-	-	-		-
5270	RQ005009007	Hayuya II	1410.00	Management Fees	-	53,000.00	53,000.00	53,000.00	53,000.00	-
5270 Total					-	-	-	-		-
5294	RQ005010057	Jardines la Nueva Puerta de S	1410.00	Management Fees	-	-	-	-		-
5294 Total					-	-	-	-		-
5295	RQ005010057	Jardines la Nueva Puerta de S	1406.00	Operations	-	-	-	-		-
			1410.00	Management Fees	-	41,000.00	41,000.00	41,000.00	41,000.00	-
5295 Total					-	-	-	-		-
5300	RQ005008006	Colinas de Maricao	1406.00	Operations	-	41,000.00	41,000.00	41,000.00	41,000.00	-
			1410.00	Management Fees	-	25,000.00	25,000.00	25,000.00	25,000.00	-
5300 Total					-	-	-	-		-
5302	RQ005005024	El Cemí II	1406.00	Operations	-	25,000.00	25,000.00	25,000.00	25,000.00	-
5302 Total					-	59,000.00	59,000.00	59,000.00	59,000.00	-
5303	RQ005005024	El Cemí II	1410.00	Management Fees	-	59,000.00	59,000.00	59,000.00	59,000.00	-
5303 Total					-	-	-	-		-
					-	-	-	-		-

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

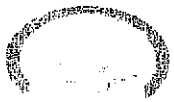
PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-09 Replacement Housing Factor Grant No:	CFP-2009

Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
5304	RQ005010058	Las Camelias Apartments	1406.00	Operations	-	58,000.00	58,000.00	58,000.00	58,000.00	-
			1410.00	Management Fees	-	-	-	-		-
			1450.00	Site Improvement	-	7,500.00	7,500.00	-		-
			1460.00	Dwelling Structure	-	31,885.00	31,885.00	31,885.00	31,885.00	-
5304 Total					-	97,385.00	97,385.00	89,885.00	89,885.00	-
5306	RQ005002034	Vivameri Apartments	1406.00	Operations	-	173,000.00	173,000.00	173,000.00	173,000.00	-
5306 Total					-	173,000.00	173,000.00	173,000.00	173,000.00	-
5312	RQ005002002	Colinas del Expreso	1406.00	Operations	-	84,000.00	84,000.00	84,000.00	84,000.00	-
			1410.00	Management Fees	-	-	-	-		-
5312 Total					-	84,000.00	84,000.00	84,000.00	84,000.00	-
5992	RQ005	Central Office	1406.00	Operations	-	-	-	-		-
			1408.00	Management Improvement	-	287,969.87	287,969.87	-		-
			1410.00	Management Fees	-	-	-	-		-
			1411.00	Audit	-	151,780.00	151,780.00	-		-
			1460.00	Dwelling Structure	-	1,395,845.12	1,395,845.12	-		-
			1475.00	Nondwelling Equipment	-	303,580.00	303,580.00	-		-
				Nondwelling Equipment, Computer Eq	-	2,006,214.55	2,495,818.02	-		-
				Nondwelling Equipment, Office Furnitu	-	800,000.00	800,000.00	-		-
			1502.00	Contingency	-	1,543,398.81	-	-		-
			9001.00	Debt Service Charge	-	35,053,399.38	35,053,399.38	35,053,399.38		-
	RQ005010051	Central Office	1502.00	Contingency	-	-	-	-		-
5992 Total					-	41,542,187.73	40,488,392.39	35,053,399.38		-
7007	RQ005010007	Luis Lloréns Torres- Providenc	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	20,000.00	20,000.00	-		-
7007 Total					-	20,000.00	20,000.00	-		-
7008	RQ005010008	Luis Lloréns Torres- El Medio	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	20,000.00	20,000.00	-		-
7008 Total					-	20,000.00	20,000.00	-		-
7009	RQ005010009	Luis Lloréns Torres- Youth Ce	1410.00	Management Fees	-	-	-	-		-
			1430.01	Inspection Cost	-	20,000.00	20,000.00	-		-
7009 Total					-	20,000.00	20,000.00	-		-
7010	RQ005010009	Vista Hermosa	1410.00	Management Fees	-	1,102,218.53	1,102,218.53	1,102,218.53	1,102,218.53	-
7010 Total					-	1,102,218.53	1,102,218.53	1,102,218.53	1,102,218.53	-
7011	RQ005010009	Vista Hermosa	1410.00	Management Fees	-	1,009,774.39	1,009,774.39	1,009,774.39	1,009,774.39	-
7011 Total					-	1,009,774.39	1,009,774.39	1,009,774.39	1,009,774.39	-
7012	RQ005010009	Vista Hermosa	1410.00	Management Fees	-	1,066,663.10	1,066,663.10	1,066,663.10	1,066,663.10	-
7012 Total					-	1,066,663.10	1,066,663.10	1,066,663.10	1,066,663.10	-
Grand Total					-	136,106,217.00	136,106,217.00	100,034,835.83	46,190,019.11	-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP-2010

RQ46P005-501-10



DEPARTAMENTO DE LA
VIVIENDA

"Hoy construimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

HA Name:	Grant Type and Number:	FFY of Grant:
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: RQ46P005-501-10 Replacement Housing Factor Grant No:	**CFP-2010**

☐ Original Annual Statement ☐ Reserve for Disasters / Revised Annual Statement / Revision Number 2
Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations (may not exceed 20% of line 20)	14,107,547.00	14,107,547.00		
3	1408.00	Management Improvement	2,000,000.00	1,500,000.00		
4	1410.00	Management Fees (may not exceed 10% of line 21	13,573,451.60	13,573,451.60	13,573,451.60	
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	4,940,000.00	6,497,088.30	776,569.44	19,141.48
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement	8,053,737.50	5,816,779.47	251,819.50	3,400.00
10	1460.00	Dwelling Structure	35,316,301.83	35,098,049.65	-	
11	1465.10	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures	925,480.60	1,595,578.95	-	
13	1475.00	Nondwelling Equipment	306,060.00	314,501.43	9,421.43	1,136.43
14	1485.00	Demolition Costs				
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs	1,863,766.11	4,327,325.75	1,513,990.85	152,128.54
17	1499.00	Development Activities	3,000,000.00	3,000,000.00	-	
18a	1501.00	Collaterization or Debt Service paid by PHA				
18ba	9001.00	Collaterization or Debt Service paid by Direct payn	47,709,473.76	47,709,473.76	47,709,473.76	
19	1502.00	Contingency	3,938,697.60	2,194,720.09		
20	Amount of Annual Grant: (sum of lines 2-19)		**$ 135,734,516.00**	**$ 135,734,516.00**	**$ 63,834,726.58**	**$ 175,806.45**
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Mesures					

Signature of Executive Director & date: February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

form HUD 50075.1

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part II: Supporting Pages

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-10 Replacement Housing Factor Grant No:	CFP-2010

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
1002 RQ005009011 Santiago Iglesias			1495.01	Relocation Costs	-	11,746.44	53,612.20	53,612.20	2,011.00	-
1002 Total					-	11,746.44	53,612.20	53,612.20	2,011.00	-
1004 RQ005009013 Portugués			1450.00	Site Improvement	-	-	3,400.00	3,400.00	3,400.00	-
			1460.00	Dwelling Structure	-	105,000.00	105,000.00	-		-
1004 Total					-	105,000.00	108,400.00	3,400.00	3,400.00	-
1009 RQ005009015 Pedro J. Rosaly			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	109,500.00	109,500.00	-		-
1009 Total					-	109,500.00	109,500.00	-		-
1010 RQ005009016 José N. Gándara			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	78,750.00	-	-		-
1010 Total					-	112,500.00	-	-		-
2001 RQ005010001 Las Casas			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	126,194.52	126,194.52	-		-
2001 Total					-	126,194.52	126,194.52	-		-
2003 RQ005010003 Puerta de Tierra			1450.00	Site Improvement	-		38,145.68	-		-
			1495.01	Relocation Costs	-		106,598.93	-		-
2003 Total					-		144,744.61	-		-
2004 RQ005010004 San Agustín			1495.01	Relocation Costs	-	5,392.10	32,352.61	32,352.61	517.28	-
2004 Total					-	5,392.10	32,352.61	32,352.61	517.28	-
2010 RQ005010012 Vista Hermosa			1450.00	Site Improvement	-	22,500.00	-	-		-
			1460.00	Dwelling Structure	-	70,000.00	-	-		-
2010 Total					-	92,500.00	-	-		-
2011 RQ005010014 Ernesto Ramos Antonini			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	90,000.00	90,000.00	-		-
			1470.00	Nondwelling Structures	-		588,946.71	-		-
2011 Total					-	90,000.00	678,946.71	-		-
3014 RQ005006016 Fernando Calimano			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	25,000.00	25,000.00	-		-
3014 Total					-	25,000.00	25,000.00	-		-
3015 RQ005003017 Rosendo Matienzo Cintrón			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	55,025.00	55,025.00	-		-
3015 Total					-	55,025.00	55,025.00	-		-
3016 RQ005010018 Manuel A. Pérez			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	202,230.00	-	-		-
3016 Total					-	202,230.00	-	-		-
3017 RQ005003001 Virgilio Dávila			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	249,750.00	1,242,607.00	-		-
3017 Total					-	249,750.00	1,242,607.00	-		-
3020 RQ005006001 Liborio Ortíz			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	150,000.00	150,000.00	-		-
3020 Total					-	150,000.00	150,000.00	-		-
3022 RQ005002031 Enrique Catoni			1450.00	Site Improvement	-	16,875.00	-	-		-

Annual Stat[illegible] Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

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Expires 4/30/2011

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PHA Name:	Grant Type and Number	Federal FY of Grant:
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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3022 RQ005002031 Enrique Catoni			1460.00	Dwelling Structure	-	52,500.00	-	-		-
3022 Total					-	69,375.00	-	-		-
3023 RQ005009033 Fernando Luis García			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	59,062.50	-	-		-
3023 Total					-	92,812.50	-	-		-
3025 RQ005005002 Felipe Sánchez Osorio			1430.01	Consultant Fees	-		4,675.00	4,675.00	4,675.00	-
			1495.01	Relocation Costs	-		68,850.00	-		-
3025 Total					-		73,525.00	4,675.00	4,675.00	-
3028 RQ005007010 Padre Berrios			1450.00	Site Improvement	-	16,875.00	-	-		-
			1460.00	Dwelling Structure	-	39,375.00	-	-		-
3028 Total					-	56,250.00	-	-		-
3029 RQ005007006 Ignacio Morales Dávila			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	39,540.00	39,540.00	-		-
3029 Total					-	39,540.00	39,540.00	-		-
3032 RQ005009032 José Castillo Mercado			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
3032 Total					-	-	-	-		-
3038 RQ005002010 Manuel Adames			1450.00	Site Improvement	-	22,500.00	-	-		-
			1460.00	Dwelling Structure	-	52,500.00	-	-		-
3038 Total					-	75,000.00	-	-		-
3042 RQ005006015 Enrique Landrón			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	114,300.00	114,300.00	-		-
3042 Total					-	114,300.00	114,300.00	-		-
3044 RQ005009005 Padre Nazario			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	5,618.44	5,618.44	-		-
3044 Total					-	5,618.44	5,618.44	-		-
3045 RQ005003025 Jardines de Guaynabo			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	105,000.00	-	-		-
3045 Total					-	138,750.00	-	-		-
3047 RQ005008004 Gabriel Soler Cátala			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	78,750.00	-	-		-
3047 Total					-	112,500.00	-	-		-
3049 RQ005009008 Las Américas			1475.00	Nondwelling Equipment, Office Furniture & Eq	-	750.00	750.00	-		-
			1495.01	Relocation Costs	-	95,620.51	102,560.54	-		-
3049 Total					-	96,370.51	103,310.54	-		-
3052 RQ005004018 La Ribera			1450.00	Site Improvement	-	45,000.00	-	-		-
			1460.00	Dwelling Structure	-	140,000.00	-	-		-
3052 Total					-	185,000.00	-	-		-
3053 RQ005005001 Jesús T. Piñero			1450.00	Site Improvement	-		11,622.64	-		-
			1460.00	Dwelling Structure	-		2,478.73	-		-
			1470.00	Nondwelling Structures	-		3,109.22	-		-
			1475.00	Nondwelling Equipment, Office Furniture & Eq	-		2,400.00	2,400.00		-

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-10 Replacement Housing Factor Grant No:	CFP-2010

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3053 RQ005005001 Jesús T. Piñero			1495.01	Relocation Costs	-		292,060.00	292,060.00	635.50	-
3053 Total					-		311,670.59	294,460.00	635.50	-
3054 RQ005005022 San Patricio			1450.00	Site Improvement	-	34,875.00	34,875.00	-		-
			1460.00	Dwelling Structure	-	132,750.00	132,750.00	-		-
3054 Total					-	167,625.00	167,625.00	-		-
3055 RQ005005023 Diego Zalduondo Veve			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	150,070.00	150,070.00	-		-
3055 Total					-	150,070.00	150,070.00	-		-
3059 RQ005006024 Tomás Sorolla			1450.00	Site Improvement	-	22,500.00	-	-		-
			1460.00	Dwelling Structure	-	70,000.00	-	-		-
3059 Total					-	92,500.00	-	-		-
3060 RQ005006025 Candelario Torres			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	56,500.00	56,500.00	-		-
3060 Total					-	56,500.00	56,500.00	-		-
3068 RQ005002024 Ramón Pérez Rodríguez			1450.00	Site Improvement	-	56,250.00	-	-		-
			1460.00	Dwelling Structure	-	143,750.00	-	-		-
3068 Total					-	200,000.00	-	-		-
3070 RQ005005027 Pedro Regalado Díaz			1495.01	Relocation Costs	-	44,177.40	48,814.38	-		-
3070 Total					-	44,177.40	48,814.38	-		-
3081 RQ005010019 Ext. Manuel A. Pérez			1450.00	Site Improvement	-	56,250.00	-	-		-
			1460.00	Dwelling Structure	-	143,750.00	-	-		-
3081 Total					-	200,000.00	-	-		-
3082 RQ005002002 Ramón Marín Solá			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	136,700.00	136,700.00	-		-
3082 Total					-	136,700.00	136,700.00	-		-
3085 RQ005006017 Luis Palés Matos			1450.00	Site Improvement	-		36,570.00	-		-
3085 Total					-		36,570.00	-		-
3086 RQ005001004 José Agustín Aponte			1450.00	Site Improvement	-	25,312.50	-	-		-
			1460.00	Dwelling Structure	-	105,000.00	-	-		-
3086 Total					-	130,312.50	-	-		-
3088 RQ005006011 Las Palmas			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	78,750.00	-	-		-
3088 Total					-	112,500.00	-	-		-
3090 RQ005006028 Bella Vista			1450.00	Site Improvement	-		772.84	-		-
			1460.00	Dwelling Structure	-		64,929.00	-		-
			1470.00	Nondwelling Structures	-		4,749.14	-		-
			1475.00	Nondwelling Equipment, Office Furniture & Eq	-	580.00	-	-		-
			1495.01	Relocation Costs	-	69,210.07	32,640.43	32,640.43		-
3090 Total					-	69,790.07	103,091.41	32,640.43		-
3091 RQ005008025 El Recreo			1450.00	Site Improvement	-	45,000.00	-	-		-
			1460.00	Dwelling Structure	-	105,000.00	-	-		-
3091 Total					-	150,000.00	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activiries	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
3092 RQ005002017 Enrique Zorrilla			1450.00	Site Improvement	-	39,375.00	-	-		-
			1460.00	Dwelling Structure	-	91,875.00	-	-		-
3092 Total					-	131,250.00	-	-		-
3093 RQ005004015 Narciso Varona			1430.01	Consultant Fees	-		5,329.15	5,329.15	5,329.15	-
			1470.00	Nondwelling Structures	-		2,201.00	-		-
			1475.00	Nondwelling Equipment, Office Furniture & Eq	-	400.00	625.00	625.00		-
			1495.01	Relocation Costs	-	94,619.35	290,481.09	290,481.09	58,780.48	-
3093 Total					-	95,019.35	298,636.24	296,435.24	64,109.63	-
3098 RQ005004014 Luis C. Echevarría			1470.00	Nondwelling Structures	-	83,680.60	83,680.60	-		-
3098 Total					-	83,680.60	83,680.60	-		-
3099 RQ005002004 Antonio Márquez Arbona			1495.01	Relocation Costs	-	7,495.67	44,974.03	44,974.03	5,521.25	-
3099 Total					-	7,495.67	44,974.03	44,974.03	5,521.25	-
3100 RQ005001005 Agustín Stahl			1475.00	Nondwelling Equipment, Office Furniture & Eq	-	750.00	750.00	-		-
			1495.01	Relocation Costs	-	285,870.59	341,868.54	-		-
3100 Total					-	286,620.59	342,618.54	-		-
3102 RQ005003018 Juana Matos I			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	100,000.00	100,000.00	-		-
3102 Total					-	100,000.00	100,000.00	-		-
3103 RQ005006014 Manuel Martorell			1450.00	Site Improvement	-	16,875.00	-	-		-
			1460.00	Dwelling Structure	-	39,375.00	-	-		-
3103 Total					-	56,250.00	-	-		-
3104 RQ005005030 Jardines de Vieques			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	77,100.00	77,100.00	-		-
3104 Total					-	77,100.00	77,100.00	-		-
3105 RQ005010020 Ext. Manuel A. Pérez			1430.01	Consultant Fees	-		7,320.50	7,320.50	7,320.50	-
			1495.01	Relocation Costs	-	10,802.55	64,815.30	64,815.30	12,508.18	-
3105 Total					-	10,802.55	72,135.80	72,135.80	19,828.68	-
4001 RQ005008007 Columbus Landing			1450.00	Site Improvement	-	45,000.00	-	-		-
			1460.00	Dwelling Structure	-	105,000.00	-	-		-
4001 Total					-	150,000.00	-	-		-
4003 RQ005008009 Franklin Delano Roosevelt			1450.00	Site Improvement	-	4,843,800.00	-	-		-
			1460.00	Dwelling Structure	-	14,746,780.00	4,780.00	-		-
			1470.00	Nondwelling Structures	-	631,800.00	-	-		-
			1495.01	Relocation Costs	-	842,400.00	-	-		-
4003 Total					-	21,064,780.00	4,780.00	-		-
4009 RQ005008014 Manuel Hernández Rosa (Cande			1450.00	Site Improvement	-	37,500.00	37,500.00	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
4009 Total					-	37,500.00	37,500.00	-		-
4010 RQ005008015 El Carmen			1450.00	Site Improvement	-	37,500.00	37,500.00	37,500.00		-
			1460.00	Dwelling Structure	-	-	-	-		-
4010 Total					-	37,500.00	37,500.00	37,500.00		-
4011 RQ005008016 Rafael Hernández			1450.00	Site Improvement	-	1,610,000.00	5,249,130.61	-		-

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						Original	Revised	Funds Obligated	Funds Expended	
4011 RQ005008016 Rafael Hernández			1460.00	Dwelling Structure	-	4,900,000.00	15,975,614.90	-		-
			1470.00	Nondwelling Structures	-	210,000.00	912,892.28	-		-
			1495.01	Relocation Costs	-	280,000.00	684,669.21	-		-
4011 Total					-	7,000,000.00	22,822,307.00	-		-
5004 RQ005004005 Raúl Castellón			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	25,940.00	25,940.00	-		-
5004 Total					-	25,940.00	25,940.00	-		-
5006 RQ005009021 Los Rosales			1450.00	Site Improvement	-	-	33,954.00	33,954.00		-
			1460.00	Dwelling Structure	-	142,500.00	142,500.00	-		-
5006 Total					-	142,500.00	176,454.00	33,954.00		-
5009 RQ005005003 Sabana Abajo			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	230,000.00	230,000.00	-		-
5009 Total					-	230,000.00	230,000.00	-		-
5010 RQ005004006 Brisas del Turabo I			1430.01	Architectural & Engineering Fees	-	1,050,000.00	1,050,000.00	-		-
5010 Total					-	1,050,000.00	1,050,000.00	-		-
5015 RQ005010025 Las Gladiolas I			1430.01	Architectural & Engineering Fees	-	1,000,000.00	1,000,000.00	-		-
5015 Total					-	1,000,000.00	1,000,000.00	-		-
5016 RQ005010026 Alejandrino			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	25,000.00	25,000.00	-		-
5016 Total					-	25,000.00	25,000.00	-		-
5019 RQ005004007 Brisas del Turabo II			1430.01	Architectural & Engineering Fees	-	1,050,000.00	1,050,000.00	-		-
5019 Total					-	1,050,000.00	1,050,000.00	-		-
5021 RQ005005020 Puerto Real			1460.00	Dwelling Structure	-	120,225.00	120,225.00	-		-
5021 Total					-	120,225.00	120,225.00	-		-
5026 RQ005010029 Los Lirios			1495.01	Relocation Costs	-		521,594.17	521,594.17	47,061.64	-
5026 Total					-		521,594.17	521,594.17	47,061.64	-
5028 RQ005009035 Santa Catalina			1495.01	Relocation Costs	-	8,923.45	8,923.45	-		-
5028 Total					-	8,923.45	8,923.45	-		-
5033 RQ005010031 El Trébol			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	121,500.00	121,500.00	-		-
5033 Total					-	121,500.00	121,500.00	-		-
5034 RQ005010032 Alturas de Cupey			1430.01	Architectural & Engineering Fees	-		21,198.80	-		-
				Consultant Fees	-		16,229.40	1,445.00		-
			1460.00	Dwelling Structure	-		9,781,328.00	-		-
5034 Total					-		9,818,756.20	1,445.00		-
5039 RQ005010036 Jard. de Monte Hatillo			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	96,200.00	96,200.00	-		-
5039 Total					-	96,200.00	96,200.00	-		-
5042 RQ005006012 El Edén			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	155,000.00	155,000.00	-		-
5042 Total					-	155,000.00	155,000.00	-		-
5044 RQ005005017 Jardines de Ceiba			1460.00	Dwelling Structure	-	132,000.00	132,000.00	-		-

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						Original	Revised	Funds Obligated	Funds Expended	
5044 Total					-	132,000.00	132,000.00	-		-
		5045 RQ005006029 Brisas del Mar	1450.00	Site Improvement	-	33,750.00	45,172.50	11,422.50		-
			1460.00	Dwelling Structure	-	191,250.00	191,250.00	-		-
5045 Total					-	225,000.00	236,422.50	11,422.50		-
		5051 RQ005004008 Caguax	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	4,860.00	4,860.00	-		-
5051 Total					-	4,860.00	4,860.00	-		-
		5053 RQ005008019 Ramírez de Arellano	1430.01	Consultant Fees	-		495,982.26	-		-
			1495.01	Relocation Costs	-		267,509.00	-		-
5053 Total					-		763,491.26	-		-
		5056 RQ005003026 Los Alamos	1430.01	Consultant Fees	-		23,600.00	-		-
				Site Improvement	-		21,850.00	-		-
			1499.00	Development Activities	-	1,500,000.00	1,500,000.00	-		-
5056 Total					-	1,500,000.00	1,545,450.00	-		-
		5057 RQ005005004 Los Mirtos	1450.00	Site Improvement	-		15,750.00	-		-
5057 Total					-		15,750.00	-		-
		5068 RQ005010038 Las Amapolas	1499.00	Development Activities	-	1,500,000.00	1,500,000.00	-		-
5068 Total					-	1,500,000.00	1,500,000.00	-		-
		5069 RQ005010039 Los Laureles	1450.00	Site Improvement	-	33,750.00	33,750.00	-		-
			1460.00	Dwelling Structure	-	167,200.00	167,200.00	-		-
5069 Total					-	200,950.00	200,950.00	-		-
		5070 RQ005010040 Leopoldo Figueroa	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	91,500.00	91,500.00	-		-
5070 Total					-	91,500.00	91,500.00	-		-
		5071 RQ005010041 Beatriz Lasalle	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	58,500.00	58,500.00	-		-
			1475.00	Nondwelling Equipment, Office Furniture & Eq	-		1,136.43	1,136.43	1,136.43	-
5071 Total					-	58,500.00	59,636.43	1,136.43	1,136.43	-
		5075 RQ005005005 Lagos de Blasina	1450.00	Site Improvement	-		5,300.63	-		-
5075 Total					-		5,300.63	-		-
		5077 RQ005010042 La Rosa	1450.00	Site Improvement	-	11,250.00	-	-		-
			1460.00	Dwelling Structure	-	19,687.50	-	-		-
5077 Total					-	30,937.50	-	-		-
		5085 RQ005003027 La Rosaleda	1450.00	Site Improvement	-	38,250.00	-	-		-
			1460.00	Dwelling Structure	-	119,000.00	-	-		-
5085 Total					-	157,250.00	-	-		-
		5088 RQ005009023 Lirios del Sur	1430.01	Consultant Fees	-		265,638.96	265,638.96		-
			1495.01	Relocation Costs	-	61,930.86	137,656.00	75,725.14	11,554.97	-
5088 Total					-	61,930.86	403,294.96	341,364.10	11,554.97	-
		5096 RQ005003008 La Alhambra	1430.01	Consultant Fees	-		343,933.51	796.83	371.83	-
			1450.00	Site Improvement	-		4,950.07	-		-
			1460.00	Dwelling Structure	-		78,117.19	-		-

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						Original	Revised	Funds Obligated	Funds Expended	
5096 RQ005003008 La Alhambra			1495.01	Relocation Costs	-	5,778.36	291,807.82	28,891.82		-
5096 Total					-	5,778.36	718,808.59	29,688.65	371.83	-
5097 RQ005010044 Emiliano Pol			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	29,000.00	29,000.00	-		-
5097 Total					-	29,000.00	29,000.00	-		-
5100 RQ005001013 Alturas de Isabela			1450.00	Site Improvement	-	20,250.00	-	-		-
			1460.00	Dwelling Structure	-	84,000.00	-	-		-
5100 Total					-	104,250.00	-	-		-
5102 RQ005005010 El Coral			1450.00	Site Improvement	-		13,050.00	-		-
5102 Total					-		13,050.00	-		-
5104 RQ005002018 Los Murales			1450.00	Site Improvement	-	28,125.00	-	-		-
			1460.00	Dwelling Structure	-	65,625.00	-	-		-
5104 Total					-	93,750.00	-	-		-
5106 RQ005005028 Los Cedros			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	105,000.00	-	-		-
5106 Total					-	138,750.00	-	-		-
5107 RQ005009034 Jesús M. Lago			1450.00	Site Improvement	-	18,000.00	-	-		-
			1460.00	Dwelling Structure	-	31,500.00	-	-		-
5107 Total					-	49,500.00	-	-		-
5109 RQ005007011 Santa Elena			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	17,540.00	17,540.00	-		-
5109 Total					-	17,540.00	17,540.00	-		-
5111 RQ005008021 Jardines de Concordia			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5111 Total					-	-	-	-		-
5113 RQ005004010 Bonneville Heights			1450.00	Site Improvement	-	-	29,040.00	29,040.00		-
			1460.00	Dwelling Structure	-	29,040.00	-	-		-
5113 Total					-	29,040.00	29,040.00	29,040.00		-
5119 RQ005002012 Dos Ríos			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	144,980.00	144,980.00	-		-
5119 Total					-	144,980.00	144,980.00	-		-
5132 RQ005005022 Yuquiyú I			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	89,570.00	89,570.00	-		-
5132 Total					-	89,570.00	89,570.00	-		-
5136 RQ005002008 Plazuela Catalina			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	170,000.00	-	-		-
5136 Total					-	170,000.00	-	-		-
5140 RQ005010047 Las Gladiolas II			1430.01	Architectural & Engineering Fees	-	1,000,000.00	494,278.00	-		-
			1495.01	Relocation Costs	-		431,824.17	-		-
5140 Total					-	1,000,000.00	926,102.17	-		-
5143 RQ005010048 Monte Park			1460.00	Dwelling Structure	-		625,358.00	-		-
5143 Total					-		625,358.00	-		-

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PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-10 Replacement Housing Factor Grant No:	CFP-2010

Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5145 RQ005008026 Manuel F. Rossy			1430.01	Consultant Fees	-		319,572.00	-		-
			1495.01	Relocation Costs	-		122,664.18	-		-
5145 Total					-		442,236.18	-		-
5147 RQ005002019 Villa Evangelina IV			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	105,000.00	-	-		-
5147 Total					-	138,750.00	-	-		-
5148 RQ005006022 Leonardo Santiago			1450.00	Site Improvement	-	-	6,000.00	6,000.00		-
			1460.00	Dwelling Structure	-	111,000.00	111,000.00	-		-
5148 Total					-	111,000.00	117,000.00	6,000.00		-
5154 RQ005004002 Villa Monserrate			1430.01	Consultant Fees	-		1,445.00	1,445.00	1,445.00	-
5154 Total					-		1,445.00	1,445.00	1,445.00	-
5155 RQ005001009 Villamar Apts.			1450.00	Site Improvement	-	15,187.50	-	-		-
			1460.00	Dwelling Structure	-	63,000.00	-	-		-
5155 Total					-	78,187.50	-	-		-
5163 RQ005009027 José Tormos Diego			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	125,000.00	125,000.00	-		-
5163 Total					-	125,000.00	125,000.00	-		-
5164 RQ005006035 Máximo Miranda Jimenez			1495.01	Relocation Costs	-	7,767.30	7,767.30	-		-
5164 Total					-	7,767.30	7,767.30	-		-
5165 RQ005004017 Antulio López (El Valenciano)			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	34,000.00	34,000.00	-		-
5165 Total					-	34,000.00	34,000.00	-		-
5166 RQ005010051 Brisas de Cupey			1495.01	Relocation Costs	-	7,646.46	257,937.74	45,878.74	9,088.56	-
5166 Total					-	7,646.46	257,937.74	45,878.74	9,088.56	-
5167 RQ005010052 Santa Elena			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	14,000.00	14,000.00	-		-
			1475.00	Nondwelling Equipment, Office Furniture & Eq	-		5,260.00	5,260.00		-
5167 Total					-	14,000.00	19,260.00	5,260.00		-
5169 RQ005005012 Carolina Walk Up (El Faro)			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	56,000.00	56,000.00	-		-
5169 Total					-	56,000.00	56,000.00	-		-
5170 RQ005004012 Jardines San Carlos			1450.00	Site Improvement	-	-	31,540.00	31,540.00		-
			1460.00	Dwelling Structure	-	31,540.00	-	-		-
5170 Total					-	31,540.00	31,540.00	31,540.00		-
5171 RQ005009028 Ponce Housing			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	90,000.00	90,000.00	-		-
171 Total					-	90,000.00	90,000.00	-		-
5172 RQ005006013 Coamo Housing			1450.00	Site Improvement	-	28,125.00	-	-		-
			1460.00	Dwelling Structure	-	65,625.00	-	-		-
172 Total					-	93,750.00	-	-		-
5173 RQ005009005 Bahia			1450.00	Site Improvement	-	33,750.00	-	-		-
			1460.00	Dwelling Structure	-	78,750.00	-	-		-

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Develop. Number	AMP Number	Name HA-Wide Activities	Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status
						Original	Revised	Funds Obligated	Funds Expended	
5173 Total					-	112,500.00	-	-		-
5177 RQ005002020 Brisas de Campo Alegre (Nuevo			1450.00	Site Improvement	-	22,500.00	-	-		-
			1460.00	Dwelling Structure	-	52,500.00	-	-		-
5177 Total					-	75,000.00	-	-		-
5178 RQ005001002 Jardines de Aguada			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	82,282.52	82,282.52	-		-
5178 Total					-	82,282.52	82,282.52	-		-
5180 RQ005005018 La Ceiba			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	244,780.00	244,780.00	-		-
5180 Total					-	244,780.00	244,780.00	-		-
5183 RQ005009004 Jardines de Guánica			1495.01	Relocation Costs	-	6,924.33	41,545.99	-		-
5183 Total					-	6,924.33	41,545.99	-		-
5184 RQ005006019 Jardines de Guamaní			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	105,000.00	105,000.00	-		-
5184 Total					-	105,000.00	105,000.00	-		-
5185 RQ005004019 Ext. Jardines de Judely			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	11,540.00	11,540.00	-		-
5185 Total					-	11,540.00	11,540.00	-		-
5188 RQ005009029 Villa Elena			1450.00	Site Improvement	-	-	16,027.00	16,027.00		-
			1460.00	Dwelling Structure	-	100,000.00	100,000.00	-		-
5188 Total					-	100,000.00	116,027.00	16,027.00		-
5189 RQ005009034 Jardines de Utuado			1450.00	Site Improvement	-	16,875.00	-	-		-
			1460.00	Dwelling Structure	-	52,500.00	-	-		-
5189 Total					-	69,375.00	-	-		-
5190 RQ005002033 Alturas de Vega Baja			1450.00	Site Improvement	-	18,000.00	-	-		-
			1460.00	Dwelling Structure	-	31,500.00	-	-		-
5190 Total					-	49,500.00	-	-		-
5191 RQ005009036 Villas del Cafetal (Yauco Housing			1450.00	Site Improvement	-	56,250.00	-	-		-
			1460.00	Dwelling Structure	-	131,250.00	-	-		-
5191 Total					-	187,500.00	-	-		-
5192 RQ005010053 Antigua Via			1450.00	Site Improvement	-	-	12,800.00	12,800.00		-
			1460.00	Dwelling Structure	-	185,400.00	185,400.00	-		-
5192 Total					-	185,400.00	198,200.00	12,800.00		-
5193 RQ005005027 Los Rosales			1495.01	Relocation Costs	-	7,138.89	42,833.35	-		-
5193 Total					-	7,138.89	42,833.35	-		-
5195 RQ005010055 Torre de Francia			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	131,100.00	131,100.00	-		-
5195 Total					-	131,100.00	131,100.00	-		-
5196 RQ005007008 Torres del Río			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	15,660.00	15,660.00	-		-
5196 Total					-	15,660.00	15,660.00	-		-
5197 RQ005006003 Reparto San Antonio			1450.00	Site Improvement	-	-	-	-		-

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						Original	Revised	Funds Obligated	Funds Expended	
5197 RQ005006003 Reparto San Antonio			1460.00	Dwelling Structure	-	80,000.00	80,000.00	-		-
5197 Total					-	80,000.00	80,000.00	-		-
5198 RQ005002025 Jardines de San Fernando			1430.01	Consultant Fees	-		489,919.00	489,919.00		-
				Inspection Cost	-		46,116.72	-		-
			1495.01	Relocation Costs	-	10,321.78	30,965.32	30,965.32	4,449.68	-
5198 Total					-	10,321.78	567,001.04	520,884.32	4,449.68	-
5200 RQ005002013 Alturas de Ciales			1450.00	Site Improvement	-	22,500.00	-	-		-
			1460.00	Dwelling Structure	-	70,000.00	-	-		-
5200 Total					-	92,500.00	-	-		-
5203 RQ005006034 Enudio Negrón			1450.00	Site Improvement	-	11,250.00	-	-		-
			1460.00	Dwelling Structure	-	26,250.00	-	-		-
5203 Total					-	37,500.00	-	-		-
5204 RQ005005020 Valle Puerto Real			1450.00	Site Improvement	-	56,250.00	-	-		-
			1460.00	Dwelling Structure	-	131,250.00	-	-		-
5204 Total					-	187,500.00	-	-		-
5206 RQ005005026 Galateo Apts.			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	31,901.00	31,901.00	-		-
5206 Total					-	31,901.00	31,901.00	-		-
5207 RQ005001016 La Cruz			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	39,000.00	39,000.00	-		-
5207 Total					-	39,000.00	39,000.00	-		-
5208 RQ005002030 El Batey			1450.00	Site Improvement	-	28,125.00	-	-		-
			1460.00	Dwelling Structure	-	87,500.00	-	-		-
5208 Total					-	115,625.00	-	-		-
5210 RQ005003023 El Coqui			1430.01	Architectural & Engineering Fees	-	840,000.00	840,000.00	-		-
5210 Total					-	840,000.00	840,000.00	-		-
5211 RQ005003025 Villas de Mabó			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	126,600.00	126,600.00	-		-
5211 Total					-	126,600.00	126,600.00	-		-
5216 RQ005005014 Santa Catalina			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	122,504.00	122,504.00	-		-
5216 Total					-	122,504.00	122,504.00	-		-
5217 RQ005005015 Carolina Housing			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	110,384.00	110,384.00	-		-
5217 Total					-	110,384.00	110,384.00	-		-
5219 RQ005002027 Villas de Sabana			1450.00	Site Improvement	-	20,250.00	-	-		-
			1460.00	Dwelling Structure	-	63,000.00	-	-		-
5219 Total					-	83,250.00	-	-		-
5220 RQ005006023 San Martin			1450.00	Site Improvement	-	-	26,505.00	26,505.00		-
			1460.00	Dwelling Structure	-	42,000.00	42,000.00	-		-
5220 Total					-	42,000.00	68,505.00	26,505.00		-
5223 RQ005002009 Quintas de Barceloneta			1450.00	Site Improvement	-	25,312.50	25,312.50	-		-

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						Original	Revised	Funds Obligated	Funds Expended	
5223 RQ005002009 Quintas de Barceloneta			1460.00	Dwelling Structure	-	111,800.00	111,800.00	-		-
5223 Total					-	111,800.00	111,800.00	-		-
5227 RQ005009002 Alturas de Adjuntas			1450.00	Site Improvement	-	137,112.50	137,112.50	-		-
			1460.00	Dwelling Structure	-	11,250.00	-	-		-
5227 Total					-	35,000.00	-	-		-
5232 RQ005003028 Rafael Martínez Nadal			1450.00	Site Improvement	-	46,250.00	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5232 Total					-	133,200.00	133,200.00	-		-
5233 RQ005009007 Mattei I			1450.00	Site Improvement	-	133,200.00	133,200.00	-		-
			1460.00	Dwelling Structure	-	16,875.00	-	-		-
5233 Total					-	39,375.00	-	-		-
5235 RQ005007011 Reparto Horizonte			1450.00	Site Improvement	-	56,250.00	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5235 Total					-	6,000.00	6,000.00	-		-
5236 RQ005007005 Jardines del Almendro			1450.00	Site Improvement	-	6,000.00	6,000.00	-		-
			1460.00	Dwelling Structure	-	16,875.00	-	-		-
5236 Total					-	39,375.00	-	-		-
5237 RQ005004020 Villas de San Lorenzo			1450.00	Site Improvement	-	56,250.00	-	-		-
			1460.00	Dwelling Structure	-	9,000.00	-	-		-
5237 Total					-	28,000.00	-	-		-
5238 RQ005010056 Villa Andalucía I			1450.00	Site Improvement	-	37,000.00	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5238 Total					-	194,200.00	194,200.00	-		-
5239 RQ005004013 El Mirador Apartments			1450.00	Site Improvement	-	194,200.00	194,200.00	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5239 Total					-	4,860.00	4,860.00	-		-
5240 RQ005003016 Campo Verde			1450.00	Site Improvement	-	4,860.00	4,860.00	-		-
			1460.00	Dwelling Structure	-	16,875.00	-	-		-
5240 Total					-	39,375.00	-	-		-
5242 RQ005010056 Villa Andalucía II			1450.00	Site Improvement	-	56,250.00	-	-		-
			1460.00	Dwelling Structure	-	28,125.00	-	-		-
5242 Total					-	87,500.00	-	-		-
5243 RQ005002021 Vistas de Atenas			1450.00	Site Improvement	-	115,625.00	-	-		-
			1460.00	Dwelling Structure	-	11,250.00	-	-		-
5243 Total					-	35,000.00	-	-		-
5244 RQ005010053 Park Court			1450.00	Site Improvement	-	46,250.00	-	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5244 Total					-	66,200.00	66,200.00	-		-
5245 RQ005008023 Parque Sultana I			1450.00	Site Improvement	-	66,200.00	66,200.00	-		-
			1460.00	Dwelling Structure	-	33,750.00	-	-		-
5245 Total					-	78,750.00	-	-		-
5247 RQ005009007 Mattei II			1450.00	Site Improvement	-	112,500.00	-	-		-
					-	39,375.00	-	-		-

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						Original	Revised	Funds Obligated	Funds Expended	
5247 RQ005009007 Mattei II			1460.00	Dwelling Structure	-	91,875.00	-	-		-
5247 Total					-	131,250.00	-	-		-
5248 RQ005009026 Cana Housing			1450.00	Site Improvement	-	-	5,773.00	5,773.00		-
			1460.00	Dwelling Structure	-	47,000.00	47,000.00	-		-
5248 Total					-	47,000.00	52,773.00	5,773.00		-
5250 RQ005008024 Mayagüez Housing I			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	22,612.35	22,612.35	-		-
5250 Total					-	22,612.35	22,612.35	-		-
5251 RQ005002009 Florida Housing			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	79,900.00	79,900.00	-		-
5251 Total					-	79,900.00	79,900.00	-		-
5253 RQ005005016 Loma Alta			1450.00	Site Improvement	-	-	6,000.00	-		-
5253 Total					-	-	6,000.00	-		-
5254 RQ005008024 Mayagüez Housing II (La Arbolec			1450.00	Site Improvement	-	39,375.00	-	-		-
			1460.00	Dwelling Structure	-	91,875.00	-	-		-
5254 Total					-	131,250.00	-	-		-
5255 RQ005006033 Estancias de Santa Isabel			1450.00	Site Improvement	-	5,625.00	-	-		-
			1460.00	Dwelling Structure	-	13,125.00	-	-		-
5255 Total					-	18,750.00	-	-		-
5258 RQ005009030 Golden View			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	50,250.00	50,250.00	-		-
5258 Total					-	50,250.00	50,250.00	-		-
5259 RQ005009030 Copper View			1450.00	Site Improvement	-	-	5,950.00	5,950.00		-
			1460.00	Dwelling Structure	-	117,300.00	117,300.00	-		-
5259 Total					-	117,300.00	123,250.00	5,950.00		-
5260 RQ005009030 Silver Valley			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	67,300.00	67,300.00	-		-
5260 Total					-	67,300.00	67,300.00	-		-
5261 RQ005009031 Perla del Bucaná			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	75,000.00	75,000.00	-		-
5261 Total					-	75,000.00	75,000.00	-		-
5266 RQ005006020 Valles de Guayama			1450.00	Site Improvement	-	-	24,408.00	24,408.00		-
			1460.00	Dwelling Structure	-	112,500.00	112,500.00	-		-
5266 Total					-	112,500.00	136,908.00	24,408.00		-
5270 RQ005009007 Hayuya II			1450.00	Site Improvement	-	22,500.00	-	-		-
			1460.00	Dwelling Structure	-	52,500.00	-	-		-
5270 Total					-	75,000.00	-	-		-
5294 RQ005010057 Jardines la Nueva Puerta de San			1450.00	Site Improvement	-	-	7,500.00	7,500.00		-
			1460.00	Dwelling Structure	-	10,000.00	10,000.00	-		-
5294 Total					-	10,000.00	17,500.00	7,500.00		-
5295 RQ005010057 Jardines la Nueva Puerta de San			1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	10,000.00	10,000.00	-		-

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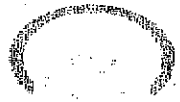
						Original	Revised	Funds Obligated	Funds Expended	
5295 Total					-	10,000.00	10,000.00	-		-
	5300	RQ005008006 Colinas de Maricao	1450.00	Site Improvement	-	22,500.00	-	-		-
			1460.00	Dwelling Structure	-	52,500.00	-	-		-
5300 Total					-	75,000.00	-	-		-
	5302	RQ005005024 El Cemi II	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	9,500.00	9,500.00	-		-
5302 Total					-	9,500.00	9,500.00	-		-
	5304	RQ005010058 Las Camelias Apartments	1450.00	Site Improvement	-	-	-	-		-
			1460.00	Dwelling Structure	-	31,000.00	31,000.00	-		-
5304 Total					-	31,000.00	31,000.00	-		-
	5306	RQ005002034 Vivameri Apartments	1450.00	Site Improvement	-	5,625.00	-	-		-
			1460.00	Dwelling Structure	-	17,500.00	-	-		-
5306 Total					-	23,125.00	-	-		-
	5307	RQ005001018 San Sebastian Court	1450.00	Site Improvement	-	-	18,480.00	-		-
			1460.00	Dwelling Structure	-	-	-	-		-
5307 Total					-	-	18,480.00	-		-
	5312	RQ005002002 Colinas del Expreso	1450.00	Site Improvement	-	6,750.00	-	-		-
			1460.00	Dwelling Structure	-	21,000.00	-	-		-
5312 Total					-	27,750.00	-	-		-
	5992	RQ005 Central Office	1406.00	Operations	-	14,107,547.00	14,107,547.00	-		-
			1408.00	Management Improvement	-	2,000,000.00	1,500,000.00	-		-
			1410.00	Management Fees	-	13,573,451.60	13,573,451.60	13,573,451.60		-
			1460.00	Dwelling Structure	-	5,000,000.00	1,000,000.00	-		-
			1475.00	Nondwelling Equipment	-	303,580.00	303,580.00	-		-
			1502.00	Contingency	-	3,938,697.60	2,194,720.09	-		-
			9001.00	Debt Service Charge	-	47,709,473.76	47,709,473.76	47,709,473.76		-
5992 Total					-	86,632,749.96	80,388,772.45	61,282,925.36		-
Grand Total					-	135,734,516.00	135,734,516.00	63,834,726.58	175,806.45	-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2006

RQ46P005-501-06



DEPARTAMENTO DE LA
VIVIENDA

"Hoy construimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: Replacement Housing Factor Grant No: RQ46R005-501-06	**RHF-2006**

☒ Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
☒ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs				
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure	683,314	683,314	683,314	683,314
11	1465.01	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures				
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1490.00	Replacement Rerserve				
16	1492.00	Moving to Work Demonstration				
17	1495.01	Relocation Costs				
18	1498.00	Development Activities				
19	1499.00	Development Activities				
20	1502.00	Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)		$ 683,314	$ 683,314	$ 683,314	$ 683,314
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Costs					
25	Amount of line 21 Related to Security-Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

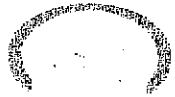
Signature of Executive Director & date: February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2006

RQ46P005-502-06



DEPARTAMENTO DE LA VIVIENDA

"Hoy construimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant:
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: Replacement Housing Factor Grant No: RQ46R005-502-06	**RHF-2006**

☐ Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised1	Obligated	Expended
1	Total non-CFP Funds				
3	1408.00 Management Improvement				
4	1410.00 Administration				
5	1411.00 Audit				
6	1415.00 Liquidated Damages				
7	1430.00 Fees and Costs				
8	1440.00 Site Acquisition				
9	1450.00 Site Improvement				
10	1460.00 Dwelling Structure				
11	1465.01 Dwelling Equipment - Expendable	15,681.00	15,681.00	15,681	15,681
12	1470.00 Nondwelling Structures				
13	1475.00 Nondwelling Equipment				
14	1485.00 Demolition Costs				
15	1490.00 Replacement Rerserve				
16	1492.00 Moving to Work Demonstration				
17	1495.01 Relocation Costs				
18	1498.00 Development Activities				
19	1499.00 Development Activities				
20	1502.00 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	**15,681.00**	**15,681.00**	**$ 15,681**	**$ 15,681**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security-Soft Costs				
25	Amount of line 21 Related to Security-Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director & date: February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2006

RQ46P005-503-06

DEPARTAMENTO DE LA
VIVIENDA

"Hoy reconstruimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

Puerto Rico Public Housing Administration	Capital Fund Program Grant No: Replacement Housing Factor Grant No: RQ46R005-503-06	**RHF-2006**

Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs				
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure				
11	1465.01	Dwelling Equipment - Expendable	20,188.00	20,188.00	20,188	20,188
12	1470.00	Nondwelling Structures				
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1490.00	Replacement Rerserve				
16	1492.00	Moving to Work Demonstration				
17	1495.01	Relocation Costs				
18	1498.00	Development Activities				
19	1499.00	Development Activities				
20	1502.00	Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)		**20,188.00**	**20,188.00**	**$ 20,188**	**$ 20,188**
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Costs					
25	Amount of line 21 Related to Security-Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date

February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2007

RQ46R005-501-07

DEPARTAMENTO DE LA
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Gobierno de Puerto Rico

"Hoy encontramos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: Replacement Housing Factor Grant No: RQ46R005-501-07	**RHF-2007**

☐ Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
☒ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs				
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure				
11	1465.01	Dwelling Equipment - Expendable	667,135	667,135	667,135	667,135
12	1470.00	Nondwelling Structures				
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1490.00	Replacement Reserve				
16	1492.00	Moving to Work Demonstration				
17	1495.01	Relocation Costs				
18	1498.00	Development Activities				
19	1499.00	Development Activities				
20	1502.00	Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)		$ 667,135	$ 667,135	$ 667,135	$ 667,135
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Costs					
25	Amount of line 21 Related to Security-Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date: February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2007

RQ46R005-502-07

DEPARTAMENTO DE LA
VIVIENDA

"Hay construimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: Replacement Housing Factor Grant No: RQ46R005-502-07	**RHF-2007**

☒ Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
☒ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs				
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure				
11	1465.01	Dwelling Equipment - Expendable	21,158	21,158	21,158	21,158
12	1470.00	Nondwelling Structures				
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1490.00	Replacement Rerserve				
16	1492.00	Moving to Work Demonstration				
17	1495.01	Relocation Costs				
18	1498.00	Development Activities				
19	1499.00	Development Activities				
20	1502.00	Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)		**$ 21,158**	**$ 21,158**	**$ 21,158**	**$ 21,158**
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Costs					
25	Amount of line 21 Related to Security-Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date: February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	**Capita Fund Program Grant No:**	
	Replacement Housing Factor Grant No:RQ46R005-501-08	**RHF-2008**

Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations				
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs				
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure	385,127.00	385,127.00	385,127	385,127
11	1465.01	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures				
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1490.00	Replacement Rerserve				
16	1492.00	Moving to Work Demonstration				
17	1495.01	Relocation Costs				
18	1498.00	Development Activities				
19	1501.00	Collaterization or Debt Service				
20	1502.00	Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)		**$ 385,127**	**$ 385,127**	**$ 385,127**	**$ 385,127**
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Costs					
25	Amount of line 21 Related to Security-Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date

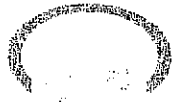
February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2008

RQ46R005-501-08



DEPARTAMENTO DE LA VIVIENDA

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PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2009

RQ46R005-501-09

DEPARTAMENTO DE LA
VIVIENDA

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Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
Expires 4/30/2011

Part I: Summary

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	**Capita Fund Program Grant No:** **Replacement Housing Factor Grant No:RQ46R005-501-09**	**RHF-2009**

Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised1	Obligated	Expended
1	Total non-CFP Funds				
2	1406.00 Operations				
3	1408.00 Management Improvement				
4	1410.00 Administration				
5	1411.00 Audit				
6	1415.00 Liquidated Damages				
7	1430.00 Fees and Costs				
8	1440.00 Site Acquisition				
9	1450.00 Site Improvement				
10	1460.00 Dwelling Structure	1,084,633.00	1,084,633.00		
11	1465.01 Dwelling Equipment - Expendable				
12	1470.00 Nondwelling Structures				
13	1475.00 Nondwelling Equipment				
14	1485.00 Demolition Costs				
15	1490.00 Replacement Rerserve				
16	1492.00 Moving to Work Demonstration				
17	1495.01 Relocation Costs				
18	1498.00 Development Activities				
19	1501.00 Collaterization or Debt Service				
20	1502.00 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	$ 1,084,633	$ 1,084,633	$ -	$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security-Soft Costs				
25	Amount of line 21 Related to Security-Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director & date

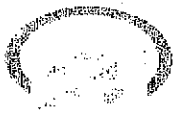
February 7, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2010

RQ46P005-501-10



DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

"Hay oportunidades un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFRHF)

US Department of Housing and Urban Development
Office of Public and Indian Housing

HA Name:	Grant Type and Number:	FFY of Grant:
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: Replacement Housing Factor Grant No:RQ46R005-501-10	**RHF-2010**

☐ Original Annual Statement ☐ Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs				
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure	1,152,492	1,152,492		
11	1465.01	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures				
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1490.00	Replacement Rerserve				
16	1492.00	Moving to Work Demonstration				
17	1495.01	Relocation Costs				
18	1498.00	Development Activities				
19	1499.00	Development Activities				
20	1502.00	Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)		$ 1,152,492	$ 1,152,492	$ -	$ -
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Costs					
25	Amount of line 21 Related to Security-Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date: February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

CFP RHF-2010

RQ46P005-502-10

DEPARTAMENTO DE LA VIVIENDA

"Hay construimos un mejor Puerto Rico"

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFRHF)

US Department of Housing and Urban Development
Office of Public and Indian Housing

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: Replacement Housing Factor Grant No: RQ46R005-502-10	**RHF-2010**

☐ Original Annual Statement ☐ Reserve for Disasters/Revised Annual Statement / Revision Number
■ Performance and Evaluation Report for Program Year Ending December 31, 2010 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
3	1408.00	Management Improvement				
4	1410.00	Administration				
5	1411.00	Audit				
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs				
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement				
10	1460.00	Dwelling Structure				
11	1465.01	Dwelling Equipment - Expendable	4,707	4,707		
12	1470.00	Nondwelling Structures				
13	1475.00	Nondwelling Equipment				
14	1485.00	Demolition Costs				
15	1490.00	Replacement Rerserve				
16	1492.00	Moving to Work Demonstration				
17	1495.01	Relocation Costs				
18	1498.00	Development Activities				
19	1499.00	Development Activities			-	
20	1502.00	Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)		$ 4,707	$ 4,707	$ -	$ -
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Costs					
25	Amount of line 21 Related to Security-Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director & date

February 3, 2011

Signature of Public Housing Director/Office of Native American Programs Administrator & Date

PUERTO RICO PUBLIC HOUSING ADMINISTRATION (PRPHA)

ANNUAL SUBMISSION

&

FIVE YEAR PLAN

2011-2015

DEPARTMENT OF HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

ANNUAL SUBMISSION

&

FIVE YEAR PLAN

2011-2015

"Building today the Puerto Rico of tomorrow"

Puerto Rico Public Housing Agency Annual Submission 2011

1406	1406	Operations		13,000,000.00
1408	1408	Management Improvement		2,000,000.00
1410	1410	Management Fee		13,000,000.00
1460	1460	Property Purchase		5,000,000.00
1411	1411	Audit		151,780.00
1475	1475	Nondwelling Equipment		303,580.00
1502	1502	Contingency		5,000,000.00
9001	9001	Debt Service		47,221,068.76
		Sub-Total Central Office		85,676,418.76

Design	Design	Project Name	REAC	Amount
RQ	AMP			
3101	RQ005002005	Bella Vista	150	1,000,000.00
5106	RQ005005028	Los Cedros	324	300,000.00
	Demolicion			
5106	RQ005005028	Los Cedros	324	3,350,000.00
		Sub-Total Design		4,650,000.00

Constr	Construction	PHASE		
RQ	AMP	Project Name	Units	Amount
3049	RQ005009008	Las Américas	64	3,800,000.00
3025	RQ005005002	Felipe Sánchez Osorio	117	20,044,403.00
4011	RQ005008016	Rafael Hernández	116	10,000,000.00
5010	RQ005004006	Brisa del Turabo I	178	12,000,000.00
	Mant ext.			
3030	RQ005009001	Villa Valle Verde	150	100,000.00
5199	RQ005002007	Villa de los Santos I		75,000.00
5175	RQ005002007	Villa de los Santos II		90,000.00
5136	RQ005002008	Antonio Dávila Freytes	74	80,000.00
5215	RQ005003015	El Cortijo / Valencia		20,000.00
5115	RQ005003002	Santa Catalina		20,000.00
5138	RQ005004011	Villa del Rey	100	75,000.00
5266	RQ005004013	Ext. La Granja	25	125,000.00
5037	RQ005003022	Jardines de Cataño	180	100,000.00
3040	RQ005002011	Fernando Sierra Berdecía	100	75,000.00
5161	RQ005010050	El Manantial	200	125,000.00
5020	RQ005007003	Pedro Palou	150	250,000.00
3094	RQ005007002	Padre Rivera	260	125,000.00
5226	RQ005008005	Jardines de Las Marías	55	150,000.00
5185	RQ005004019	Jardines de Judelly	32	60,000.00
5147	RQ005002019	Villa Evangelina III	3	30,000.00
5300	RQ005008006	Juan Ferrer	30	100,000.00
4004	RQ005008010	Sábalos Gardens	140	150,000.00
4006	RQ005008012	Cuesta Las Piedras	142	150,000.00
5005	RQ005008017	Mar y Sol	124	100,000.00
3063	RQ005009009	Los Flamboyanes	70	150,000.00
3064	RQ005002022	Francisco Vigo Salas	100	75,000.00
3069	RQ005002026	El Toa	80	350,000.00
3023	RQ005009083	Fernando Luis García	200	600,000.00
5189	RQ005009034	Jardines de Utuado	100	400,000.00
3071	RQ005002028	Francisco Vega Sánchez	100	125,000.00
3021	RQ005007001	Isidro Cora	150	200,000.00
3037	RQ005006002	Villa Universitaria	100	125,000.00
5249	RQ005008010	Cidra Housing	8	75,000.00
5204	RQ005005020	Puerto Real	100	250,000.00
5048	RQ005006018	San Antonio Carioca	200	30,000.00
3065	RQ005006017	Luis Palés Matos	298	200,000.00
5185	RQ005004019	Ext. Jardines de Judelly	70	100,000.00
5187	RQ005007009	Villa del Caribe	70	150,000.00
5022	RQ005009022	Le Ceiba	300	75,000.00
1003	RQ005009012	Caribe	116	60,000.00
1017	RQ005009020	Ernesto Ramos Antonini	350	75,000.00
5206	RQ005005026	José H. Ramírez	80	350,000.00
2012	RQ005010015	Villa España	500	50,000.00
5035	RQ005010033	Villa Esperanza	300	50,000.00
5017	RQ005010027	San Martín	300	50,000.00
5246	RQ005010004	Parque San Agustín	80	150,000.00
al Construction				51,434,403.00
		Total For 2010		141,760,821.76

PUERTO RICO PUBLIC HOUSING ADMINISTRATION
FIVE YEAR PLAN
2011-2015

Puerto Rico Public Housing Agency Annual Submission 2012

1406	Operations		11,000,000.00
1408	Management Improvement		2,000,000.00
1410	Management Fee		13,000,000.00
1460	Property Purchase		5,000,000.00
1411	Audit		151,780.00
1475	Nondwelling Equipment		303,580.00
1502	Contingency		5,000,000.00
9001	Debt Service		46,761,403.76
	Sub-Total Central Office		83,216,763.76

Design AMP	Project Name	REAC	Amount
RQ005001008	Cuesta Vieja	200	1,400,000.00
RQ005005016	Loma Alta	50	350,000.00
RQ005005007	El Flamboyán	136	950,000.00
RQ005010003	Puerta de Tierra Phase 3	118	1,600,000.00
	Sub-Total Design		4,300,000.00

Construction AMP	PHASE Project Name	Units	Amount
RQ005004004	Jose Gautier Benítez	492	24,000,000.00
RQ005001005	Agustín Stahl Phase 2	220	23,000,000.00
RQ005002005	Bella Vista	150	15,000,000.00
RQ005010032	Alturas de Cupey Phase 2	154	15,000,000.00
RQ005010025	Las Gladiolas I	117	13,200,000.00
RQ005008009	Franklin Delano Roosevelt	137	21,574,783.00
RQ005010003	Puerta de Tierra	119	21,325,033.00
RQ005003023	El Coquí	120	12,000,000.00
	Sub-Total Construction		145,099,816.00
	Total For 2012		232,616,579.76

Puerto Rico Public Housing Agency Annual Submission 2013

1406	Operations		11,000,000.00
1408	Management Improvement		2,000,000.00
1410	Management Fee		13,000,000.00
1411	Audit		151,780.00
1475	Nondwelling Equipment		303,580.00
9001	Debt Service		46,648,036.26
1502	Contingency		5,000,000.00
	Sub-Total Central Office		78,103,396.26

Design AMP	Project Name	REAC	Amount
RQ005010049	Los Peña	200	1,400,000.00
RQ005008020	Monte Isleño	185	1,300,000.00
	Sub-Total Design		2,700,000.00

Construction AMP	PHASE Project Name	Units	Amount
RQ005010003	Puerta de Tierra Phase	238	26,000,000.00
RQ005008009	Franklin Delano Roosevelt Phase 2	162	16,500,000.00
RQ005008016	Rafael Hernández	84	10,920,000.00
	Sub-Total Construction		53,420,000.00
	Total For 2013		134,223,396.26

Puerto Rico Public Housing Agency Annual Submission 2014

1406	Operations		11,000,000.00
1408	Management Improvement		2,000,000.00
1410	Management Fee		13,000,000.00
1411	Audit		151,780.00
1475	Nondwelling Equipment		303,580.00
9001	Debt Service		46,646,921.26
1502	Contingency		5,000,000.00
	Sub-Total Central Office		78,102,281.26

Design AMP	Project Name	REAC	Amount
RQ005003012	Los Laureles	100	700,000.00
RQ005005017	Jardines deCeiba	50	350,000.00
	Sub-Total Design		1,050,000.00

Construction AMP	PHASE Project Name	Units	Amount
RQ005004007	Brisa del Turabo II	122	16,500,000.00
RQ005005007	El Flamboyán	136	13,000,000.00
RQ005010047	Las Gladiolas II	117	16,500,000.00
RQ005010049	Los Peña	200	19,000,000.00
	Sub-Total Construction		65,000,000.00
	Total For 2014		144,152,281.26

Puerto Rico Public Housing Agency Annual Submission 2015

1406	Operations		11,000,000.00
1408	Management Improvement		2,000,000.00
1410	Management Fee		13,000,000.00
1411	Audit		151,780.00
1475	Nondwelling Equipment		303,580.00
9001	Debt Service		46,647,496.26
1502	Contingency		5,000,000.00
	Sub-Total Central Office		78,102,856.26

Design AMP	Project Name	REAC	Amount
RQ005003003	Rafael Torrech	200	1,400,000.00
RQ005001007	Bernardino Villanueva	252	1,800,000.00
	Sub-Total Design		3,200,000.00

Construction AMP	PHASE Project Name	Units	Amount
RQ005001007	Bernardino Villanueva	252	23,500,000.00
RQ005008020	Monte Isleño	185	17,500,000.00
RQ005001008	Cuesta Vieja	200	19,000,000.00
RQ005006032P	El Taino	95	9,500,000.00
RQ005005016	Loma Alta	50	5,444,812.00
	Sub-Total Construction		74,944,812.00
	Total For 2015		156,247,668.26

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

GRANT YEAR 2011

DEPARTMENT OF HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

HA Name:	Grant Type and Number:	FFY of Grant :
Puerto Rico Public Housing Administration	Capital Fund Program Grant No: RQ46P005-501-11 Replacement Housing Factor Grant No:	**2011**

■ Original Annual Statement Reserve for Disasters / ☐ Revised Annual Statement / Revision Number
☐ Performance and Evaluation Report for Program Year Ending ____ ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised1	Obligated	Expended
1	Total non-CFP Funds					
2	1406.00	Operations (may not exceed 20% of line 20)	13,000,000.00			
3	1408.00	Management Improvement	2,000,000.00			
4	1410.00	Management Fees (may not exceed 10% of line 21)	13,000,000.00			
5	1411.00	Audit	151,780.00			
6	1415.00	Liquidated Damages				
7	1430.00	Fees and Costs	2,150,000.00			
8	1440.00	Site Acquisition				
9	1450.00	Site Improvement	18,244,212.69			
10	1460.00	Dwelling Structure	35,681,082.10			
11	1465.10	Dwelling Equipment - Expendable				
12	1470.00	Nondwelling Structures	1,433,776.12			
13	1475.00	Nondwelling Equipment	303,580.00			
14	1485.00	Demolition Costs				
15	1492.00	Moving to Work Demonstration				
16	1495.01	Relocation Costs	1,075,332.09			
17	1499.00	Development Activities	2,500,000.00			
18a	1501.00	Collaterization or Debt Service paid by PHA				
18ba	9001.00	Collaterization or Debt Service paid by Direct payme	47,221,058.76			
19	1502.00	Contingency	5,000,000.00			
20	Amount of Annual Grant: (sum of lines 2-19)		**141,760,821.76**	$ -	$ -	$ -
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Mesures					

Signature of Executive Director & date	Signature of Public Housing Director/Office of Native American Programs Administrator & Date

form HUD 50075.1

1 To be completed for the P and E Report.
2 To be completed for the P and E Report or a revised Annual Statement.
3 PHAs with under 250 units may use 100% of CFP grants for operations.
4 RHF Funds Shall Be Included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
Part II: Supporting Pages

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-11 Replacement Housing Factor Grant No:	CFP-2011

Development Number	AMP Number	General Description	Development Account Number	Account Description	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
						Original	Revised	Funds Obligated	Funds Expended	
1003	RQ005009012	Caribe	1460.00	Dwelling Structure	-	60,000.00	-	-	-	-
1003 Total					-	60,000.00	-	-	-	-
1017	RQ005009020	Ernesto Ramos Antonini	1460.00	Dwelling Structure	-	75,000.00	-	-	-	-
1017 Total					-	75,000.00	-	-	-	-
2012	RQ005010015	Villa España	1460.00	Dwelling Structure	-	50,000.00	-	-	-	-
2012 Total					-	50,000.00	-	-	-	-
3021	RQ005007001	Isidro Cora	1460.00	Dwelling Structure	-	200,000.00	-	-	-	-
3021 Total					-	200,000.00	-	-	-	-
3023	RQ005009033	Fernando Luis García	1460.00	Dwelling Structure	-	500,000.00	-	-	-	-
3023 Total					-	500,000.00	-	-	-	-
3025	RQ005005002	Felipe Sánchez Osorio	1450.00	Site Improvement	-	4,610,212.69	-	-	-	-
			1460.00	Dwelling Structure	-	14,031,082.10	-	-	-	-
			1470.00	Nondwelling Structures	-	801,776.12	-	-	-	-
			1495.01	Relocation Costs	-	601,332.09	-	-	-	-
3025 Total					-	20,044,403.00	-	-	-	-
3030	RQ005009001	Villas de Valle Verde	1460.00	Dwelling Structure	-	100,000.00	-	-	-	-
3030 Total					-	100,000.00	-	-	-	-
3036	RQ005002008	Antonio Dávila Freytes	1460.00	Dwelling Structure	-	80,000.00	-	-	-	-
3036 Total					-	80,000.00	-	-	-	-
3037	RQ005006002	Villa Universitaria	1460.00	Dwelling Structure	-	125,000.00	-	-	-	-
3037 Total					-	125,000.00	-	-	-	-
3040	RQ005002011	Fernando Sierra Berdecía	1460.00	Dwelling Structure	-	75,000.00	-	-	-	-
3040 Total					-	75,000.00	-	-	-	-
3049	RQ005009008	Las Américas	1450.00	Site Improvement	-	874,000.00	-	-	-	-
			1460.00	Dwelling Structure	-	2,660,000.00	-	-	-	-
			1470.00	Nondwelling Structures	-	152,000.00	-	-	-	-
			1495.01	Relocation Costs	-	114,000.00	-	-	-	-
3049 Total					-	3,800,000.00	-	-	-	-
3056	RQ005008006	Juan Ferrer	1460.00	Dwelling Structure	-	100,000.00	-	-	-	-
3056 Total					-	100,000.00	-	-	-	-
3062	RQ005007009	Villa Caribe	1460.00	Dwelling Structure	-	150,000.00	-	-	-	-
3062 Total					-	150,000.00	-	-	-	-
3063	RQ005009009	Los Flamboyanes	1460.00	Dwelling Structure	-	150,000.00	-	-	-	-
3063 Total					-	150,000.00	-	-	-	-

Annual St[illegible]ent/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
Part II: Supporting Pages

U.S. Department of Housi[illegible]d Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-11 Replacement Housing Factor Grant No:	CFP-2011

Development Number	AMP Number	General Description	Development Account Number	Account Description	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
						Original	Revised	Funds Obligated	Funds Expended	
3064	RQ005002022	Francisco Vigo Salas	1460.00	Dwelling Structure	-	75,000.00	-	-	-	-
3064 Total					-	75,000.00	-	-	-	-
3066	RQ005005026	Jose H. Ramírez	1460.00	Dwelling Structure	-	350,000.00	-	-	-	-
3066 Total					-	350,000.00	-	-	-	-
3069	RQ005002026	El Toa	1460.00	Dwelling Structure	-	350,000.00	-	-	-	-
3069 Total					-	350,000.00	-	-	-	-
3071	RQ005002028	Francisco Vega Sánchez	1460.00	Dwelling Structure	-	125,000.00	-	-	-	-
3071 Total					-	125,000.00	-	-	-	-
3085	RQ005006017	Luis Pales Matos	1460.00	Dwelling Structure	-	200,000.00	-	-	-	-
3085 Total					-	200,000.00	-	-	-	-
3094	RQ005007002	Padre Rivera	1460.00	Dwelling Structure	-	125,000.00	-	-	-	-
3094 Total					-	125,000.00	-	-	-	-
3101	RQ005002005	Bella Vista	1430.01	Architectural & Engineering Fees	-	1,000,000.00	-	-	-	-
3101 Total					-	1,000,000.00	-	-	-	-
4004	RQ005008010	Sábalos Gardens	1460.00	Dwelling Structure	-	150,000.00	-	-	-	-
4004 Total					-	150,000.00	-	-	-	-
4006	RQ005008012	Cuesta Las Piedras	1460.00	Dwelling Structure	-	150,000.00	-	-	-	-
4006 Total					-	150,000.00	-	-	-	-
4011	RQ005008016	Rafael Hernández	1450.00	Site Improvement	-	10,000,000.00	-	-	-	-
4011 Total					-	10,000,000.00	-	-	-	-
5005	RQ005008017	Mar Y Sol	1460.00	Dwelling Structure	-	100,000.00	-	-	-	-
5005 Total					-	100,000.00	-	-	-	-
5010	RQ005004006	Brisa del Turabo I	1450.00	Site Improvement	-	2,760,000.00	-	-	-	-
			1460.00	Dwelling Structure	-	8,400,000.00	-	-	-	-
			1470.00	Nondwelling Structures	-	480,000.00	-	-	-	-
			1495.01	Relocation Costs	-	360,000.00	-	-	-	-
5010 Total					-	12,000,000.00	-	-	-	-
5017	RQ005010027	San Martín	1460.00	Dwelling Structure	-	50,000.00	-	-	-	-
5017 Total					-	50,000.00	-	-	-	-
5020	RQ005007003	Pedro J. Palou	1460.00	Dwelling Structure	-	250,000.00	-	-	-	-
5020 Total					-	250,000.00	-	-	-	-
5022	RQ005009022	La Ceiba	1460.00	Dwelling Structure	-	75,000.00	-	-	-	-
5022 Total					-	75,000.00	-	-	-	-
5035	RQ005010033	Villa Esperanza	1460.00	Dwelling Structure	-	50,000.00	-	-	-	-

Annual St[illegible]ent/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
Part II: Supporting Pages

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-11 Replacement Housing Factor Grant No:	CFP-2011

Development Number	AMP Number	General Description	Development Account Number	Account Description	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
						Original	Revised	Funds Obligated	Funds Expended	
5035 Total					-	50,000.00	-	-	-	-
5037	RQ005003022	Jardines de Cataño	1460.00	Dwelling Structure	-	100,000.00	-	-	-	-
5037 Total					-	100,000.00	-	-	-	-
5048	RQ005006018	Carioca	1460.00	Dwelling Structure	-	30,000.00	-	-	-	-
5048 Total					-	30,000.00	-	-	-	-
5106	RQ005005028	Los Cedros	1430.01	Architectural & Engineering Fees	-	300,000.00	-	-	-	-
			1499.00	Development Activities	-	2,500,000.00	-	-	-	-
			1430.02	Consultant Fees	-	850,000.00	-	-	-	-
5106 Total					-	3,650,000.00	-	-	-	-
5115	RQ005003002	Santa Catalina	1460.00	Dwelling Structure	-	20,000.00	-	-	-	-
5115 Total					-	20,000.00	-	-	-	-
5138	RQ005004011	Villa del Rey	1460.00	Dwelling Structure	-	75,000.00	-	-	-	-
5138 Total					-	75,000.00	-	-	-	-
5147	RQ005002019	Villa Evangelina IV	1460.00	Dwelling Structure	-	30,000.00	-	-	-	-
5147 Total					-	30,000.00	-	-	-	-
5161	RQ005010050	El Manantial	1460.00	Dwelling Structure	-	125,000.00	-	-	-	-
5161 Total					-	125,000.00	-	-	-	-
5175	RQ005002007	Villa de los Santos II	1460.00	Dwelling Structure	-	90,000.00	-	-	-	-
5175 Total					-	90,000.00	-	-	-	-
5185	RQ005004019	Ext. Yudely	1460.00	Dwelling Structure	-	160,000.00	-	-	-	-
5185 Total					-	160,000.00	-	-	-	-
5189	RQ005009034	Jardines de Utuado	1460.00	Dwelling Structure	-	400,000.00	-	-	-	-
5189 Total					-	400,000.00	-	-	-	-
5199	RQ005002007	Villa de los Santos I	1460.00	Dwelling Structure	-	75,000.00	-	-	-	-
5199 Total					-	75,000.00	-	-	-	-
5204	RQ005005020	Valle de Puerto Real	1460.00	Dwelling Structure	-	250,000.00	-	-	-	-
5204 Total					-	250,000.00	-	-	-	-
5215	RQ005003015	El Cortijo/Valencia	1460.00	Dwelling Structure	-	20,000.00	-	-	-	-
5215 Total					-	20,000.00	-	-	-	-
5226	RQ005008005	Jardines de Las Marías	1460.00	Dwelling Structure	-	150,000.00	-	-	-	-
5226 Total					-	150,000.00	-	-	-	-
5246	RQ005010004	Parque San Agustín	1460.00	Dwelling Structure	-	150,000.00	-	-	-	-
5246 Total					-	150,000.00	-	-	-	-
5249	RQ005006010	Cidra Housing	1460.00	Dwelling Structure	-	75,000.00	-	-	-	-

Annual St[illegible]ent/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
Part II: Supporting Pages

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
PUERTO RICO PUBLIC HOUSING ADMINISTRATION	Capital Fund Program Grant No: RQ46P005-501-11 Replacement Housing Factor Grant No:	CFP-2011

Development Number	AMP Number	General Description	Development Account Number	Account Description	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
						Original	Revised	Funds Obligated	Funds Expended	
5249 Total					-	75,000.00	-	-	-	-
5256	RQ005004013	Ext. La Granja	1460.00	Dwelling Structure	-	125,000.00	-	-	-	-
5256 Total					-	125,000.00				
5992	RQ005	Central Office	1406.00	Operations	-	13,000,000.00	-	-	-	-
			1408.00	Management Improvement	-	2,000,000.00	-	-	-	-
			1410.00	Consulting Contract	-	13,000,000.00	-	-	-	-
			1411.00	Audit	-	151,780.00	-	-	-	-
			1460.00	Dwelling Structure	-	5,000,000.00	-	-	-	-
			1475.00	Nondwelling Equipment	-	303,580.00	-	-	-	-
			1502.00	Contingency	-	5,000,000.00	-	-	-	-
			9001.00	Debt Service	-	47,221,058.76	-	-	-	-
5992 Total					-	85,676,418.76				
Grand Total					-	141,760,821.76	-	-	-	-

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

ent of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name: LIC HOUSING ADMINISTRATION	**Grant Type and Number** Capital Fund Program Grant No: RQ46P005-501-11 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **CFP 2011**

Development Number/Name HA-Wide Activities	AMP Number		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates1
			Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3101	RQ005002005	Bella Vista	Sep/2013		Sep/2015		
3025	RQ005005002	Felipe Sánchez	Sep/2013		Sep/2015		
3049	RQ005009008	Las Américas	Sep/2013		Sep/2015		
4011	RQ005008016	Rafael Hernán	Sep/2013		Sep/2015		
5010	RQ005004006	Brisa del Turab	Sep/2013		Sep/2015		
5992	RQ005	Central Office	Sep/2013		Sep/2015		
3030	RQ005009001	Villas de Valle	Sep/2013		Sep/2015		
5199	RQ005002007	Villa de los Sar	Sep/2013		Sep/2015		
5175	RQ005002007	Villa de los Sar	Sep/2013		Sep/2015		
3036	RQ005002008	Antonio Dávila	Sep/2013		Sep/2015		
5215	RQ005003015	El Cortijo/Valer	Sep/2013		Sep/2015		
5115	RQ005003002	Santa Catalina	Sep/2013		Sep/2015		
5138	RQ005004011	Villa del Rey	Sep/2013		Sep/2015		
5256	RQ005004013	Ext. La Granja	Sep/2013		Sep/2015		
5037	RQ005003022	Jardines de Ca	Sep/2013		Sep/2015		
3040	RQ005002011	Fernando Sierr	Sep/2013		Sep/2015		
5161	RQ005010050	El Manantial	Sep/2013		Sep/2015		
5020	RQ005007003	Pedro J. Palou	Sep/2013		Sep/2015		
3094	RQ005007002	Padre Rivera	Sep/2013		Sep/2015		
5226	RQ005008005	Jardines de La	Sep/2013		Sep/2015		
5185	RQ005004019	Ext. Jardines d	Sep/2013		Sep/2015		
5147	RQ005002019	Villa Evangelin	Sep/2013		Sep/2015		
3056	RQ005008006	Juan Ferrer	Sep/2013		Sep/2015		
4004	RQ005008010	Sábalos Garde	Sep/2013		Sep/2015		
4006	RQ005008012	Cuesta Las Pie	Sep/2013		Sep/2015		
5005	RQ005008017	Mar y Sol	Sep/2013		Sep/2015		
3063	RQ005009009	Los Flamboyar	Sep/2013		Sep/2015		
3064	RQ005002022	Rvdo. Vigo Sal	Sep/2013		Sep/2015		
3069	RQ005002026	El Toa	Sep/2013		Sep/2015		
3023	RQ005009033	Fernando Luis	Sep/2013		Sep/2015		

1 Obligation and expenditures end dated can only be revised with HUD approval pursuant to section 9j of the US Housing act of 1937, as ammended

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

ent of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name: LIC HOUSING ADMINISTRATION	**Grant Type and Number** Capital Fund Program Grant No: RQ46P005-501-11 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **CFP 2011**

Development Number/Name HA-Wide Activities	AMP Number		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates1
			Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
5189	RQ005009034	Jardines de Ut	Sep/2013		Sep/2015		
3071	RQ005002028	Francisco Veg	Sep/2013		Sep/2015		
3021	RQ005007001	Isidro Cora	Sep/2013		Sep/2015		
3037	RQ005006002	Villa Universita	Sep/2013		Sep/2015		
5249	RQ005006010	Cidra Housing	Sep/2013		Sep/2015		
5204	RQ005005020	Valle Puerto R	Sep/2013		Sep/2015		
5048	RQ005006018	Carioca	Sep/2013		Sep/2015		
3085	RQ005006017	Luis Palés Mat	Sep/2013		Sep/2015		
5185	RQ005004019	Ext. Jardines d	Sep/2013		Sep/2015		
3062	RQ005007009	Villas del Carib	Sep/2013		Sep/2015		
5022	RQ005009022	La Ceiba	Sep/2013		Sep/2015		
1003	RQ005009012	Caribe	Sep/2013		Sep/2015		
1017	RQ005009020	Ernesto Ramo	Sep/2013		Sep/2015		
3066	RQ005005026	José H. Ramir	Sep/2013		Sep/2015		
2012	RQ005010015	Villa España	Sep/2013		Sep/2015		
5035	RQ005010033	Villa Esperanz	Sep/2013		Sep/2015		
5017	RQ005010027	San Martín	Sep/2013		Sep/2015		
5246	RQ005010004	Parque San Ag	Sep/2013		Sep/2015		

1 Obligation and expenditures end dated can only be revised with HUD approval pursuant to section 9j of the US Housing act of 1937, as ammended

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

SUMMARY 2012-2015

DEPARTMENT OF HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Capital Fund program Five-Year Action Plan
Part I : Summary

HA Name: Puerto Rico Public Housing Authority		Locality: (City/County & State) Puerto Rico			■ Original ☐ Revision No: 1
A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Statement for Year 2 FFY : 2012	Work Statement for Year 3 FFY : 2013	Work Statement for Year 4 FFY : 2014	Work Statement for Year 5 FFY : 2015
	See Annual Statement				
B. Physical Improvements Subtotal		192,508,225.28	98,356,236.26	109,696,921.26	118,648,963.90
C. Management Improvements		2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00
D. HA-Wide Non-dwelling Structures and Equipment		303,580.00	303,580.00	303,580.00	303,580.00
E. Administration		13,000,000.00	13,000,000.00	13,000,000.00	13,000,000.00
F. Other (1411,1415,1430,1440,1502 & 1495)		13,804,774.48	9,563,580.00	8,151,780.00	11,295,124.36
G. Operations		11,000,000.00	11,000,000.00	11,000,000.00	11,000,000.00
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CFP Funds		**232,616,579.76**	**134,223,396.26**	**144,152,281.26**	**156,247,668.26**
L. Total Non-CFP Funds					
M. Grand Total		232,616,579.76	134,223,396.26	144,152,281.26	156,247,668.26

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

GRANT YEAR 2012

DEPARTMENT OF
HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
Central Office RQ005					
1406 Operations	See	11,000,000			
1408 PHA Wide Management Improvements	Annual	2,000,000			
1410 Administration	Statement	13,000,000			
1411 Audit		151,780			
9001.00 Debt Service		46,761,403.76			
1460.00 Property Purchase		5,000,000			
1475 PHA Wide Non-dwelling Equipment		Replacement of Hardware 303,580 Purchase & Maintenance of Equipment			
Total 1475		303,580			
1502 Contingencies		5,000,000			

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
Design: 1430.00	See				
5149 AMP RQ005001008 Cuesta Vieja	Annual	1,400,000.00			
5253 AMP RQ005005016 Loma Alta		350,000.00			
5081 AMP RQ005005007 El Flamboyan	Statement	950,000.00			
2003 AMP RQ005010003 Puerta de Tierra 3		1,600,000.00			
Subtotal 4,300,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
3033 Jose Gautier Benitez AMP RQ05004004	See Annual Statement	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 22,320,000 1470 Modernization of Non-dwelling Structures 960,000 1495 Relocation 720,000			
Subtotal 24,000,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
3100 Agustin Stahl AMP RQ005001005	See Annual Statement	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 21,390,000 1470 Modernization of Non-dwelling Structures 920,000 1495 Relocation			
Subtotal 23,000,000		690,000			

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
3101 Bella Vista AMP RQ005002005	See Annual Statement	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 13,950,000 1470 Modernization of Non-dwelling Structures 600,000 1495 Relocation 450,000			
Subtotal 15,000,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5034 Alturas de Cupey AMP RQ005010032	See Annual Statement	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 13,950,000 1470 Modernization of Non-dwelling Structures 600,000 1495 Relocation 450,000			
Subtotal 15,000,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5210 El Coqui AMP RQ005003023	See Annual Statement	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 11,160,000 1470 Modernization of Non-dwelling Structures 480,000 1495 Relocation 360,000			
Subtotal 12,000,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5015 Las Gladiolas AMP RQ005010025	See Annual Statement	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 12,276,000 1470 Modernization of Non-dwelling Structures 528,000 1495 Relocation 396,000			
Subtotal 13,200,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

0

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	FFY : 2012 for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
4003 Franklin Delano Roossevelt RQ005008009	**See Annual Statement**	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 20,064,548 1470 Modernization of Non-dwelling Structures 862,991 1495 Relocation 647,243			
Subtotal 21,574,783					

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

To be completed for the Performance and Evaluation Report or a Revised Annual Statement

To be completed for the Performance and Evaluation Report

form HUD-52834(10-96)
Ref handbook 7485.3

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

0

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	- for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
2003 Puerta de Tierra RQ005010003	See Annual Statement	1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 19,832,281 1470 Modernization of Non-dwelling Structures 853,001 1495 Relocation 639,751			
Subtotal 21,325,033					

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

To be completed for the Performance and Evaluation Report or a Revised Annual Statement

To be completed for the Performance and Evaluation Report

form HUD-52834(10-96)
Ref handbook 7485.3

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012			Work Statement for Year 2012 FFY: 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	3033 Jose Gautier Benitez RQ05004004 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	5,520,000	3033 Jose Gautier Benitez 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	16,800,000
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	960,000	1495 Relocatio Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	720,000
	Subtotal of Estimated Cost		6,480,000	Subtotal of Estimated Cost		17,520,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012			Work Statement for Year 2012 FFY: 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	3100 Agustin Stahl Phase 2 RQ005001005 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	5,290,000	3100 Agustin Stahl Phase 2 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	16,100,000
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	920,000	1495 Relocation Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	690,000
	Subtotal of Estimated Cost		6,210,000	Subtotal of Estimated Cost		16,790,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012			Work Statement for Year 2012 FFY: 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	3101 Bella Vista RQ005002005 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	3,450,000	3101 Bella Vista 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	10,500,000
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	600,000	1495 Relocatic Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	450,000
	Subtotal of Estimated Cost		4,050,000	Subtotal of Estimated Cost		10,950,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Work Statement for Year 2012 FFY: 2012 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5034 Alturas de Cupey Phase 2 RQ005010032 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	3,450,000	5034 Alturas de Cupey Phase 2 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	10,500,000
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	600,000	1495 Relocatio Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	450,000
	Subtotal of Estimated Cost		4,050,000	Subtotal of Estimated Cost		10,950,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012			Work Statement for Year 2012 FFY: 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5210 El Coqui RQ005003023 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	2,760,000	5210 El Coqui 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	8,400,000
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	480,000	1495 Relocatic Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	360,000
	Subtotal of Estimated Cost		3,240,000	Subtotal of Estimated Cost		8,760,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
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Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012			Work Statement for Year 2012 FFY: 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5015 Las Gladiolas RQ005010025 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	3,036,000	5015 Las Gladiolas 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	9,240,000
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	528,000	1495 Relocatic Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	396,000
	Subtotal of Estimated Cost		3,564,000	Subtotal of Estimated Cost		9,636,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012			Work Statement for Year 2012 FFY: 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	4003 Franklin Delano Roossevelt RQ005008009 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	4,962,200	4003 Franklin Delano Roossevelt 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	15,102,348
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	862,991	1495 Relocatio Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	647,243
	Subtotal of Estimated Cost		5,825,191	Subtotal of Estimated Cost		15,749,592

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2012 FFY: 2012			Work Statement for Year 2012 FFY: 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	2003 Puerta de Tierra RQ005010003 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational Landscaping Access Control Sidewalks, ramps for handicapped	LS	4,904,758	2003 Puerta de Tierra 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	14,927,523
	1470 Comprehensive Modernization of Non-dwelling Structures Community facilities Administration & Office Facilities	LS	853,001	1495 Relocatic Temporary Structures Private Rent Moving Expenses Relocation payments to individual & families	LS	639,751
	Subtotal of Estimated Cost		5,757,759	Subtotal of Estimated Cost		15,567,274

Capital Fund Program Five - Year Action Plan
Part III : Supporting Pages
Management Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY : 10	Work Statement for Year 2012 FFY : 2012			Work Statement for Year 2012 FFY : 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**			**PHA WIDE**		
	Resident's Owned Business Revolving loan fund at the Banco de Desarrollo de PR Program implementation costs Program management and design Needs assessments costs Marketability studies and costs Effective public relations costs Resident business management training & support services	LS	250,000	Software maintenance contract Maintenance for software includes technical support, unlimited telephone assistance, maintenance releases, new function releases, updates & updated documentation sets, technical support notes and news.	LS	200,000
	Tenant Opportunities To Provide technical assistance To build resident capacity	LS	350,000	Homeownership To cover feasibility studies of conversion from rental to ownership units, and HUD 5(h) Program costs	LS	250,000
	Social Services Studies to determine needs Training in management related skills Health care Meal services, personal assistance, Transportation services	LS	300,000	Economic Development Job training Resident business development act. Trainees, employee salaries Training stipends for participating	LS	250,000
	Subtotal of Estimated Cost		900,000	Subtotal of Estimated Cost		700,000

Capital Fund Program Five - Year Action Plan
Part III : Supporting Pages
Management Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY : 10	Work Statement for Year 2012 FFY : 2012			Work Statement for Year 2012 FFY : 2012		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**					
	Security	LS	400,000			
	Staff at Drug Elimination Position					
	Development of screening procedures					
	Redesign entrances					
	Develop enhance fences and walls					
	Construction of access control gates					
	Analysis of non-dwelling structures					
	Subtotal of Estimated Cost		400,000	Subtotal of Estimated Cost		-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

GRANT YEAR 2013

DEPARTMENT OF HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 2013 FFY: 2013			Work Statement for Year 2013 FFY: 2013		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	2003 Puerta de Tierra Phase 4 RQ005010003 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	5,980,000	2003 Puerta de Tierra Phase 4 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	18,200,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	1,040,000	1495 Relocation	LS	780,000
	Subtotal of Estimated Cost		7,020,000	Subtotal of Estimated Cost		18,980,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY: 11	Work Statement for Year 2013 FFY: 2013			Work Statement for Year 2013 FFY: 2013		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	4003 Franklin Delano Roosevelt Phase 2 RQ005008009 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	3,795,000	4003 Franklin Delano Roosevelt Phase 2 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	11,550,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	660,000	1495 Relocation	LS	495,000
	Subtotal of Estimated Cost		4,455,000	Subtotal of Estimated Cost		12,045,000

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office Of Public and Indian Housing
OMB No. 2577-0226
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Work Statement for Year 1 FFY: 11	Work Statement for Year 2013 FFY: 2013			Work Statement for Year 2013 FFY: 2013		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	4011 Rafael Hernández Phase 2 RQ005008016 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	2,511,600	4011 Rafael Hernández Phase 2 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	7,644,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	327,600	1495 Relocation	LS	436,800
	Subtotal of Estimated Cost		2,839,200	Subtotal of Estimated Cost		8,080,800

Capital Fund Program Five - Year Action Plan
Part III : Supporting Pages
Management Needs Work Statement(s)

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Work Statement for Year 1 FFY : 10	Work Statement for Year 2013 FFY : 2013			Work Statement for Year 2013 FFY : 2013		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**			**PHA WIDE**		
	Resident's Owned Business Revolving loan fund at the Banco de Desarrollo de PR Program implementation costs Program management and design Needs assessments costs Marketability studies and costs Effective public relations costs Resident business management training & support services	LS	250,000	Software maintenance contract Maintenance for software includes technical support, unlimited telephone assistance, maintenance releases, new function releases, updates & updated documentation sets, technical support notes and news.	LS	200,000
	Tenant Opportunities To Provide technical assistance To build resident capacity	LS	350,000	Homeownership To cover feasibility studies of conversion from rental to ownership units, and HUD 5(h) Program costs	LS	250,000
	Social Services Studies to determine needs Training in management related skills Health care Meal services, personal assistance, Transportation services	LS	300,000	Economic Development Job training Resident business development act. Trainees, employee salaries Training stipends for participating	LS	250,000
	Subtotal of Estimated Cost		900,000	Subtotal of Estimated Cost		700,000

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Work Statement for Year 1 FFY : 10	Work Statement for Year 2013 FFY : 2013 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Work Statement for Year 2013 FFY : 2013 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**					
	Security	LS	400,000			
	Staff at Drug Elimination Position					
	Development of screening procedures					
	Redesign entrances					
	Develop enhance fences and walls					
	Construction of access control gates					
	Analysis of non-dwelling structures					
	Subtotal of Estimated Cost		400,000	Subtotal of Estimated Cost		-

PUERTO RICO PUBLIC HOUSING ADMINISTRATION

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A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
Central Office RQ005					
1406 Operations	See			11,000,000	
1408 PHA Wide Management Improvements	Annual			2,000,000	
1410 Administration	Statement			13,000,000	
1411 Audit				151,780	
9001.00 Debt Service				46,646,921.26	
1440 Property Purchase					
1475 PHA Wide Non-dwelling Equipment				Replacement of Hardware 303,580 Purchase of Equipment	
Total 1475				303,580	
1502 Contingencies				5,000,000	

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
1430 Design Work	See				
5168 RQ005003012 Los Laureles	Annual			700,000.00	
5044 RQ005005017 Jardines de Ceiba	Statement			350,000.00	
1430.00 Total	**Design Work**			1,050,000.00	-
1430.00 PHA WIDE					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5019 Brisa de Turabo II AMP RQ005003026	**See Annual Statement**			1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 15,345,000 1470 Modernization of Non-dwelling Structures 660,000 1495 Relocation 495,000	
Subtotal 16,500,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5081 El Flamboyan AMP RQ005005007	See Annual Statement			1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 12,090,000 1470 Modernization of Non-dwelling Structures 520,000 1495 Relocation 390,000	
Subtotal 13,000,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5140 Las Gladiolas II AMP RQ005008016	See Annual Statement			1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 15,345,000 1470 Modernization of Non-dwelling Structures 660,000 1495 Relocation 495,000	
Subtotal 16,500,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5159 Los Peñas (2) AMP RQ005006032	See Annual Statement			1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 17,670,000 1470 Modernization of Non-dwelling Structures 760,000 1495 Relocation 570,000	
Subtotal 19,000,000					

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Part II : Supporting Pages- Physical Needs Work Statement(s)

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2014 FFY : 2014			Work Statement for Year 2014 FFY : 2014		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5019 Brisa de Turabo II RQ005004007 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	3,795,000	5019 Brisa de Turabo II 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	11,550,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	660,000	1495 Relocation	LS	495,000
	Subtotal of Estimated Cost		4,455,000	Subtotal of Estimated Cost		12,045,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2014 FFY: 2014			Work Statement for Year 2014 FFY: 2014		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5081 El Flamboyan RQ005005007 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	2,990,000	5081 El Flamboyan 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	9,100,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	520,000	1495 Relocation	LS	390,000
	Subtotal of Estimated Cost		3,510,000	Subtotal of Estimated Cost		9,490,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2014 FFY: 2014			Work Statement for Year 2014 FFY: 2014		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5140 Las Gladiolas II RQ005010047 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	3,795,000	5140 Las Gladiolas II 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	11,550,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	660,000	1495 Relocation	LS	495,000
	Subtotal of Estimated Cost		4,455,000	Subtotal of Estimated Cost		12,045,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2014 FFY : 2014			Work Statement for Year 2014 FFY : 2014		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5159 Los Peñas RQ005010049 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	4,370,000	5159 Los Peñas 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	13,300,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	760,000	1495 Relocation	LS	570,000
	Subtotal of Estimated Cost		5,130,000	Subtotal of Estimated Cost		13,870,000

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Work Statement for Year 1 FFY : 10	Work Statement for Year 2014 FFY : 2014 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Work Statement for Year 2014 FFY : 2014 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**			**PHA WIDE**		
	Resident's Owned Business Revolving loan fund at the Banco de Desarrollo de PR Program implementation costs Program management and design Needs assessments costs Marketability studies and costs Effective public relations costs Resident business management training & support services	LS	250,000	Software maintenance contract Maintenance for software includes technical support, unlimited telephone assistance, maintenance releases, new function releases, updates & updated documentation sets, technical support notes and news.	LS	200,000
	Tenant Opportunities To Provide technical assistance To build resident capacity	LS	350,000	Homeownership To cover feasibility studies of conversion from rental to ownership units, and HUD 5(h) Program costs	LS	250,000
	Social Services Studies to determine needs Training in management related skills Health care Meal services, personal assistance, Transportation services	LS	300,000	Economic Development Job training Resident business development act. Trainees, employee salaries Training stipends for participating	LS	250,000
	Subtotal of Estimated Cost		900,000	Subtotal of Estimated Cost		700,000

Capital Fund Program Five - Year Action Plan
Part III : Supporting Pages
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Work Statement for Year 1 FFY : 10	Work Statement for Year 2014 FFY : 2014			Work Statement for Year 2014 FFY : 2014		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**					
	Security	LS	400,000			
	Staff at Drug Elimination Position					
	Development of screening procedures					
	Redesign entrances					
	Develop enhance fences and walls					
	Construction of access control gates					
	Analysis of non-dwelling structures					
	Subtotal of Estimated Cost		400,000	Subtotal of Estimated Cost		-

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Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
Central Office RQ005	**See**				
1406 Operations	**Annual**				11,000,000
1408 PHA Wide Management Improvements	**Statement**				2,000,000
1410 Administration					13,000,000
1411 Audit					151,780
9001.00 Debt Service					46,647,496.26
1475 PHA Wide Non-dwelling Equipment					Replacement of Hardware 303,580 Purchase of Equipment
Total 1475					303,580
1502 Contingency					5,000,000

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
1430 Design Work	See Annual Statement				
5024 RQ005001007 Bernardino Villanueva					1,800,000
5003 RQ005003003 Rafel Torrech					1,400,000
1430 Total	**Design Work**				3,200,000
1430 PHA WIDE					

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Capital Fund program Five Year Action Plan
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A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5024 Bernardino Villanueva AMP RQ005001007	**See Annual Statement**				1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 21,855,000 1470 Modernization of Non-dwelling Structures 705,000 1495 Relocation 940,000
Subtotal 23,500,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5054 Monte Isleño AMP RQ005008020	**See Annual Statement**				1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 16,275,000 1470 Modernization of Non-dwelling Structures 525,000 1495 Relocation 700,000
Subtotal 17,500,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5149 AMP RQ005001008	**See Annual Statement**				1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 17,670,000 1470 Modernization of Non-dwelling Structures 570,000 1495 Relocation 760,000
Subtotal 19,000,000					

Capital Fund program Five Year Action Plan
Part I : Summary (Continuation)

A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5202 El Taino AMP RQ005006032	**See Annual Statement**				1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 8,835,000 1470 Modernization of Non-dwelling Structures 285,000 1495 Relocation 380,000
Subtotal 9,500,000					

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A. Development Number/Name	Work Stmt. for Year 1 FFY : 2011	Work Stmt. for Year 2 FFY : 2012	Work Stmt. for Year 3 FFY : 2013	Work Statement for for Year 4 FFY : 2014	Work Statement for for Year 5 FFY : 2015
5253 Loma Alta AMP RQ005005016	**See Annual Statement**				1450 & 1460 Comprehensive Modernization of Development to include Site & Dwelling Structures 5,063,675 1470 Modernization of Non-dwelling Structures 217,792 1495 Relocation 163,344
Subtotal 5,444,812					

Capital Fund Program Five - Year Action Plan
Part II : Supporting Pages- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 2015 FFY: 2015			Work Statement for Year 2015 FFY: 2015		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5024 Bernardino Villanueva RQ005001007 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	5,405,000	5024 Bernardino Villanueva 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	16,450,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	705,000	1495 Relocation	LS	940,000
	Subtotal of Estimated Cost		6,110,000	Subtotal of Estimated Cost		17,390,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2015 FFY: 2015			Work Statement for Year 2015 FFY: 2015		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5054 Monte Isleño RQ005008020 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	4,025,000	5054 Monte Isleño 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	12,250,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	525,000	1495 Relocation	LS	700,000
	Subtotal of Estimated Cost		4,550,000	Subtotal of Estimated Cost		12,950,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2015 FFY: 2015			Work Statement for Year 2015 FFY: 2015		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5149 Cuesta Vieja RQ005001008 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	4,370,000	5149 Cuesta Vieja 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	13,300,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	570,000	1495 Relocation	LS	760,000
	Subtotal of Estimated Cost		4,940,000	Subtotal of Estimated Cost		14,060,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2015 FFY: 2015			Work Statement for Year 2015 FFY: 2015		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5202 El Taíno RQ005006032 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	2,185,000	5202 El Taíno 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	6,650,000
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	285,000	1495 Relocation	LS	380,000
	Subtotal of Estimated Cost		2,470,000	Subtotal of Estimated Cost		7,030,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2015 FFY: 2015			Work Statement for Year 2015 FFY: 2015		
	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	5253 Loma Alta RQ005005016 1450 Site Improvements Comprehensive Modernization including the following as needed: Site Work Garbage Stations Site Utilities Parking Recreational	LS	1,252,307	5253 Loma Alta 1460 Dwelling Structures Comprehensive Modernization including the following as needed: Structural Electrical Plumbing Roofs Painting Kitchens Bathrooms Floors Hazardous Material Abatement Handicap Accessible Units	LS	3,811,368
	1470 Comprehensive Modernization of Non-dwelling Structures	LS	217,792	1495 Relocation	LS	163,344
	Subtotal of Estimated Cost		1,470,099	Subtotal of Estimated Cost		3,974,713

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Work Statement for Year 1 FFY : 10	Work Statement for Year 2015 FFY : 2015 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Work Statement for Year 2015 FFY : 2015 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**			**PHA WIDE**		
	Resident's Owned Business Revolving loan fund at the Banco de Desarrollo de PR Program implementation costs Program management and design Needs assessments costs Marketability studies and costs Effective public relations costs Resident business management training & support services	LS	250,000	Software maintenance contract Maintenance for software includes technical support, unlimited telephone assistance, maintenance releases, new function releases, updates & updated documentation sets, technical support notes and news.	LS	200,000
	Tenant Opportunities To Provide technical assistance To build resident capacity	LS	350,000	Homeownership To cover feasibility studies of conversion from rental to ownership units, and HUD 5(h) Program costs	LS	250,000
	Social Services Studies to determine needs Training in management related skills Health care Meal services, personal assistance, Transportation services	LS	300,000	Economic Development Job training Resident business development act. Trainees, employee salaries Training stipends for participating	LS	250,000
	Subtotal of Estimated Cost		900,000	Subtotal of Estimated Cost		700,000

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Work Statement for Year 1 FFY : 10	Work Statement for Year 2015 FFY : 2015 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost	Work Statement for Year 2015 FFY : 2015 Development Number/Name/General description of Major work Categories	Quantity	Estimated Cost
See Annual Statement	**PHA WIDE**					
	Security	LS	400,000			
	Staff at Drug Elimination Position					
	Development of screening procedures					
	Redesign entrances					
	Develop enhance fences and walls					
	Construction of access control gates					
	Analysis of non-dwelling structures					
	Subtotal of Estimated Cost		400,000	Subtotal of Estimated Cost		-

Financial Resources: Planned Sources and Uses		
Sources	Planned $	Planned Uses
1. **Federal Grants (FY 2011 grants)**		
a) Public Housing Operating Fund	$218,675,183	*Operating Expenses*
b) Public Housing Capital Fund	$135,734,516	*Public Housing Modernization & operations and repairs*
c) HOPE VI Revitalization	$0.00	
d) HOPE VI Demolition	$0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	N / A	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	$0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP – 2009, CFP-2010	$103,973,545	*Modernization Programs*
HOPE VI		
3. Public Housing Dwelling Rental Income	$23,985,244	*Public Housing Operating Funds*
4. Other income (list below)		
Misc. Income	$456,418	*Public Housing Operations*
5. Non-federal sources (list below)	$10,712,069	*Interest Income*
Total resources	$493,536,975	

ESTADO LIBRE ASOCIADO DE PUERTIO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACION DE VIVIENDA PÚBLICA

REGLAMENTO PARA LA ATENCIÓN DE QUEJAS DE ARRENDATARIOS EN LOS RESIDENCIALES PUBLICOS

DRAFT

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REGLAMENTO PARA LA ATENCION DE QUEJAS Y SEÑALAMIENTOS EN LOS RESIDENCIALES PUBLICOS

ARTICULO 1 – BASE LEGAL

Este Reglamento se adopta en virtud de las disposiciones de la Ley 97 del 10 de junio de 1972, según enmendada, conocida como la Ley Orgánica del Departamento de la Vivienda y la Ley 66 del 17 de agosto de 1989, que crea la Administración de Vivienda Pública, el tomo veinticuatro (24) del código de Regulaciones Federal, parte 966 (24 CFR 966). La Ley 70 del 12 de agosto de 1988, conocida como la Ley de Procedimiento Administrativo Uniforme.

ARTICULO 2 – PROPOSITO

Este Reglamento establecerá las reglas y procedimientos administrativos de los Residenciales Públicos, que garanticen una solución administrativa de los asuntos sometidos a la Administración, sin que menoscaben los derechos de los residentes relacionados con la vivienda que ocupan. En la aplicación de este Reglamento se evitará toda discriminación contra persona por motivos de raza, color, religión, origen, sexo o impedimento. El formulario HUD 903 y 903-A, serán incluidos para referencia en este Reglamento y estarán disponibles para la distribución a residentes de Vivienda Pública.

ARTÍCULO 3 - ALCANCE

Este Reglamento aplicará como procedimiento adjudicativo para ventilar querellas de los residentes de Vivienda Pública, los Agentes Administradores y la Administración de Vivienda Pública. Este procedimiento excluye la causal por falta de pago y de cancelación de contrato.

ARTICULO 4 – DEFINICIONES

A los efectos de este Reglamento, los siguientes términos tendrán el significado que a continuación se expresa:

1. Administración – Administración de Vivienda Pública, organismo creado mediante la Ley 66 del 17 de agosto de 1989, y adscrita al Departamento de la Vivienda.

2. Administrador del Proyecto – Empleado a cargo de la administración de un Residencial Público.

3. Agente Administrador – Compañía contratada por la Administración de Vivienda Pública para administrar y proveer mantenimiento a los Residenciales Públicos.

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4. Administrador de Vivienda Pública – Funcionario ejecutivo de más alto nivel de la Administración, que tiene la responsabilidad de organizar, dirigir y ejercer todas las funciones y responsabilidades de la Administración.

5. Arrendador – La Administración de Vivienda Pública actuando por sí o representada por el Agente Administrador.

6. Arrendatario – Miembro o miembros del grupo familiar que firmen el Contrato de Arrendamiento.

7. Auto-Administrado – La Administración de uno o más proyectos por la corporación de residentes bajo un contrato con la Administración de Vivienda Pública para realizar actividades administrativas.

8. Contrato de Arrendamiento – Documento legal donde se establecen las obligaciones contractuales entre el Arrendatario y la Administración de Vivienda Pública.

9. Corporación de Residentes – Entidad que la Administración de Vivienda Pública reconoce y autoriza para administrar y dar mantenimiento al residencial público y proveer los servicios necesarios dirigidos a mejorar la calidad de vida de los residentes.

10. Expediente – Todos los documentos relacionados con un asunto específico que esté o haya estado ante la consideración de la Agencia en los procedimientos adjudicativos cuando ésta administre directamente algún Residencial Público.

11. Gerente del Área de Ocupación o Persona a Quien se Delegue – Ejecutivo de la Administración de Vivienda Pública por sí o a través de un Agente Administrador o Proyecto Auto Administrado responsable de la supervisión del Área de Ocupación y de los Residenciales Públicos del área.

12. HUD – Departamento Federal de Vivienda y Desarrollo Urbano.

13. Interventor – Significa aquella persona que no sea parte original en cualquier procedimiento adjudicativo que la Agencia lleve a cabo y que haya demostrado su capacidad o interés en el procedimiento.

14. Junta de Residentes – Grupo representativo de la comunidad, elegido según el Reglamento de Organización de Consejo de Residentes de la Administración de Vivienda Pública, que sirve de enlace entre la Administración y los residentes, en el desarrollo de

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actividades sociales, recreativas y educativas y en la atención de los problemas comunales e individuales de éstos.

15. Oficial Examinador – Persona seleccionada, de acuerdo a lo establecido en este Reglamento, para presidir la Vista Administrativa y rendir informe de la misma.

16. Orden o Resolución – Cualquier decisión o acción de aplicación particular que adjudique derechos, penalidades o sanciones administrativa a una parte.

17. Quejas – Cualquier reclamación o controversia que promueva un residente miembro de la composición familiar, en relación con la acción o falta de acción por la parte de Agente Administrador o la Administración, respecto a las obligaciones contraídas en el Contrato de Arrendamiento o con la aplicación de los reglamentos o las leyes vigentes que afecten adversamente los derechos, obligaciones, bienestar o condiciones del residente.

18. Querellante - Todo residente miembro de la composición familiar que presente una queja a la Administración de Vivienda Pública conforme a lo establecido en este Reglamento.

19. Reclamación – Acción incoada por un residente miembro de la composición familiar con relación a la acción de la Administración de Vivienda Pública por sí o a través de un Agente Administrador respecto a sus obligaciones contractuales.

20. Residente – Cualquier miembro de una composición familiar que aparezca como tal en el Contrato de Arrendamiento de la Administración de Vivienda Pública y resida en la vivienda.

21. Residencial Público – Proyecto de vivienda pública dedicado al alquiler de vivienda para personas o familia de escasos recursos económicos, administrado por la Administración de Vivienda Pública, por sí o a través de un AgenteAdministrador o Proyecto Auto Administrados, en el cual la persona o familia paga una renta de acuerdo a sus ingresos y su composición familiar.

22. Señalamiento de Incumplimiento – Cualquier actuación por parte del residente que incumpla sus obligaciones contractuales y sean señalados.

23. Vista Administrativa – Acto donde los residentes solicitan al Oficial Examinador una vista imparcial, justa y rápida con garantías del debido proceso de ley.

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ARTICULO 5 - PRESENTACION DE LA QUERELLA (QUEJA) POR EL RESIDENTE

1. Toda queja será presentada por el Querellante ante el Administrador del Proyecto oralmente o por escrito.
2. Una vez presentada la querella, las partes procederán a discutir informalmente la misma, para tratar de llegar a una solución justa, sin tener que recurrir a la celebración de una Vista Administrativa.
3. El Administrador del Proyecto que atiende la querella o el señalamiento preparará por escrito, un informe sobre lo discutido entre las partes y la decisión adoptada, dentro de los diez (10) días laborales siguientes a la fecha en que se vio la reunión para discutir la querella. Se le entregará copia de este informe al querellado y otra copia para el expediente de ocupación del residente. Este informe deberá indicar la siguiente información:
    a. Nombre y dirección postal del residente.
    b. Fecha de presentación de la querella.
    c. Naturaleza de la querella.
    d. Decisión tomada por el Administrador del Proyecto y los fundamentos en que se basa la misma.
    e. Advertencia sobre el derecho y el procedimiento mediante el cual el querellante podrá solicitar una Vista Administrativa dentro de los diez (10) días laborables siguientes a la fecha en que recibió dicho informe en caso de no estar conforme con la decisión adoptada por el Administrador del Proyecto.
4. La solicitud de la Vista Administrativa se hará por escrito al Administrador de Vivienda Pública, a la siguiente dirección:

Administración de Vivienda Pública
ASUNTO: Vista Administrativa
P.O. Box 363188
San Juan, Puerto Rico 00936-3188

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ARTICULO 6 – SOLICITUD DE INTERVENCION EN EL PROCEDIMENTO ADJUDICATIVO

Cuando una persona o la Junta de Residentes tenga interés legitimo en un procedimiento adjudicativo ante la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados, podrá someter una solicitud por escrito debidamente fundamentada para que se le permita intervenir o participar en dicho procedimiento.

ARTICULO 7 – DETERMINACION DE LA ADMINISTRACION CON RESPECTO A LA SOLICITUD DE INTERVENCION

El Administrador del Proyecto, el Gerente de Ocupación o persona a quien se delegue y la Administración, podrán a su discreción conceder o denegar la solicitud de intervención en las diferentes vistas del proceso del proceso de cancelación de contrato tomando en consideración entre otros factores de:

1. Que el interés del peticionario pueda ser afectado adversamente por el procedimiento adjudicativo.

2. Que no existan otros medios en derecho para que el peticionario pueda proteger adecuadamente su interés.

3. Que el interés del peticionario ya está representado adecuadamente por las partes en el procedimiento.

4. Que la participación del peticionario pueda ayudar razonablemente a preparar un expediente más completo del procedimiento.

5. Que la participación del peticionario pueda extender o dilatar excesivamente el procedimiento.

6. Que el peticionario represente o sea portavoz de otros grupos o entidades de la comunidad como la Junta de Residentes o la Organización de Residentes reconocidas de acuerdo a la reglamentación.

7. Que el peticionario pueda adoptar información, pericia, conocimientos especializados o asesoramiento técnico que no estaría disponible de otro modo en el procedimiento.

ARTICULO 8 – SELECCIÓN DEL OFICIAL EXAMINADOR

El Oficial Examinador será una persona imparcial, mayor de edad y con conocimiento de las leyes y reglamentaciones federales y estatales que regulan el Área de Selección y Ocupación de la Administración de Vivienda Pública. El mismo será designado por el Administrador Asociado del Área de Selección y Ocupación.

ARTICULO 9 – REQUISITO PARA LA CELEBRACION DE LA VISTA ADMINISTRATIVA

1. El residente tiene que haber solicitado por escrito la Vista Administrativa al Administrador dentro del término establecido en este Reglamento.
2. La solicitud de Vista Administrativa deberá enviarse a la Administración de Vivienda Pública por sí o a través de los Agentes Administradores y Proyectos Auto Administrados incluyendo su reclamación y el remedio que solicita.
3. El Oficial Examinador solicitará copia del expediente del residente al Gerente de Ocupación o persona en quien se delegue.
4. El Oficial Examinador señalará la celebración de la Vista Administrativa dentro de los quince (15) días laborables siguientes al recibo de la solicitud y se notificará el día, hora y lugar donde se llevará a cabo. La notificación deberá efectuarse mediante correo certificado o personalmente y con la siguiente información:
    a. Fecha, hora y lugar en que se celebrará la vista.
    b. Los hechos constitutivos de la Querella (Queja), disposiciones legales o reglamentarias por las cuales se le imputa la violación.
    c. Advertencia de que las partes podrán comparecer asistidas de abogados, pero no estarán obligadas a estar así representadas.
    d. Apercibimiento de las medidas que la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados, podrá tomar si una parte no comparece a la vista.

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e. Advertencia de que la vista no podrá ser suspendida.

5. La Vista Administrativa se conducirá ante Oficial Examinador.
6. Se garantizará al residente la celebración de una Vista Imparcial, justa y rápida.
7. Se velará porque se ofrezca a los residentes las garantías del debido proceso de la ley a su saber:
   a. La oportunidad para que el residente obtenga los documentos que sean pertinentes a la vista. Los documentos que nos e hagan accesibles al Querellante no podrán ser utilizados como evidencia en la vista.
   b. Presentación de evidencia.
   c. El derecho del residente a estar representado por un abogado o por cualquier persona que éste designe.
   d. El derecho a que la vista sea en privado, salvo que el residente solicite que sea pública.
   e. El derecho a una decisión basada en los hechos presentados en la vista y sobre el expediente del Arrendatario y en el derecho aplicable.

ARTICULO 10 – REBELDIA

Si una parte debidamente citada no comparece a cualquier de las vistas que forman parte de; proceso de Atención de Quejas podrá declararse en rebeldía y continuar el procedimiento sin su participación, y se le notificará por escrito a dicha parte la determinación tomada, los fundamentos para la misma y el recurso de Revisión disponible.

ARTICULO 11 – SUSPENSIÓN VISTA ADMINISTRATIVA

El funcionario que presida el procedimiento adjudicativo no podrá suspender una vista ya señalada excepto que se solicite por escrito con expresión de las causas que justifican dicha suspensión. Dicha solicitud será sometida con cinco (5) días de anticipación a la fecha de dicha vista. La parte peticionaria deberá enviar copias de su solicitud a las demás partes e interventores en el procedimiento, dentro de los cinco (5) días señalados.

ARTICULO 12 – CELEBRACION DE LA VISTAS ADMINISTRATIVA

1. El residente deberá estar presente durante la vista, exponer su caso y reclamar el remedio que solicita.
2. El oficial Examinador recibirá toda la prueba documental o testifical que sea pertinente con los hechos planteados en el señalamiento, sin necesidad de ajustarse a las reglas de evidencia prevalecientes en los tribunales de justicia.
3. Se llevará un record de los procedimientos en cinta magnetofónica, pero lo declarado no tendrá que ser transcrito, excepto a requerimiento de la parte interesada en cuyo caso deberá satisfacer el costo de la trascripción.
4. El Oficial Examinador velará porque la vista se conduzca con el debido orden y respecto, así también podrá imponer las penalidades permitidas bajo las disposiciones de la Ley 170 del 12 de agosto de 1988, cuando apliquen.

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5. El funcionario que presida la vista podrá conceder a las partes un término de quince (15) días después de concluir la misma para la presentación de propuestas sobre determinaciones de hechos y conclusiones de derecho. Las partes podrán voluntariamente renunciar a que se declaren las determinaciones de hechos.

6. Todo caso sometido a un procedimiento adjudicativo ante la Administración de Vivienda Pública deberá ser resuelto dentro de un término de seis (6) meses, desde su radicación, salvo en circunstancias excepcionales.

ARTICULO 13 – INFORME DEL OFICIAL EXAMINADOR

1. El informe deberá incluir y exponer las determinaciones de derecho, conclusiones de derecho u recomendaciones sobre el caso.
2. El Oficial Examinador notificará al Administrador de su decisión, dentro de los treinta (30) días siguientes a la fecha de haber finalizado la vista mediante informe escrito.
3. Basándose en el informe se preparará la orden o resolución firmada por el Administrador de Vivienda Pública y se notificará a las partes.

ARTICULO 14 – CONTENIDO DE LA ORDEN O RESOLUCIÓN

La orden o resolución deberá contener:

1. La disponibilidad del recurso de reconsideración o revisión iniciales los términos que tienen para radicar tales acciones.
2. En la vista judicial tendrán la oportunidad de refutar la evidencia presentada por la Administración, la oportunidad de contrainterrogar los testigos de la Administración y de presentar cualquier defensa afirmativa.
3. Esta notificación será entregada personalmente o por correo certificado con acuse de recibo a las partes.

ARTICULO 15 – RESOLUCIÓN U ORDEN FINAL

La Administración de Vivienda Pública emitirá la resolución un orden final del caso basado en el informe del Oficial Examinador y el expediente en un término que no podrá exceder de noventa (90) días después de finalizada la vista. Salvo que le mismo sea renunciado o ampliado con el consentimiento escrito de todas las partes o causa justificada.

ARTICULO 16 – DERECHO A RECONSIDERACION

1. Las partes adversamente afectadas por una resolución u orden parcial o final; podrán dentro del término de veinte (20) días desde el archivo en autos, la fecha de notificación de la resolución. La Administración dentro de los quince (15) días de haberse presentado dicha moción, deberá proceder a reconsiderarla.
2. Si la Administración de Vivienda Pública toma alguna determinación en su consideración, el término para solicitar revisión judicial empezará a contar desde la fecha en que se archive en autos copia de la notificación resolviendo definitivamente la moción.

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ARTICULO 17 – REVISION JUDICIAL

1. Si el Oficial Examinador rechazara de plano la solicitud de reconsideración o no se expresare sobre ella dentro de los quince (15) días que se provee para esto, el término de treinta (30) días para solicitar revisión judicial ante el Tribunal de Circuito de Apelaciones comenzará a correr nuevamente desde que se le notifique dicha denegatoria o desde que expiren los quince (15) días según sea el caso.

2. Si la Administración toma alguna determinación sobre la solicitud de reconsideración, el término de treinta (30) días para solicitar revisión judicial empezará a contar desde la fecha en que se archive en autos copia de la notificación resolviendo definitivamente la moción de reconsideración.

ARTICULO 18 – EXPEDIENTE

1. La Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados mantendrá un expediente oficial de cada procedimiento adjudicativo. Este expediente incluirá lo siguiente:
   a. Las notificaciones de todos los procedimientos.
   b. Cualquier orden o resolución emitida.
   c. Toda la evidencia recibida o considerada.
   d. El informe preparado por el Oficial Examinador junto con cualquier trascripción de todo o parte de la vista.

2. Este expediente constituirá la base exclusiva para la acción de la Administración de Vivienda Pública, por sí o a través del Agente Administrador o Proyectos Auto Administrado en el procedimiento adjudicativo bajo este Reglamento p para la revisión judicial ulterior.

ARTICULO 19 – SEPARABILIDAD

Si cualquier palabra párrafo, artículo, sección o parte de este Reglamento fuera declarado inconstitucional o nulo por un Tribunal competente, tal decisión o fallo no afectará, perjudicará , ni invalidará las demás disposiciones de este Reglamento.

ARTICULO 20 – DEROGACION

El Reglamento a derogarse, conocido como el Reglamento para la Atención de Quejas y Señalamientos en los Residenciales Públicos adoptados el 13 de agosto de 1993 codificado en el Manual Administrativo del Departamento 40-10-4, será sustituido por el Reglamento para la Atención de Quejas de Arrendatarios en los Residenciales Públicos.

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ARTICULO 21 – VIGENCIA

Este Reglamento entrara en vigor a los treinta (30) días siguientes de la fecha de radicación en el Departamento de Estado.

Adoptado en San Juan, Puerto Rico, hoy _____de _____ de _____.

_____
LCDA. JANICE M. MIRANDA CLAUDIO
Sub Administradora
Administración de Vivienda Pública

_____
LCDO. MIGUEL B. HERNANDEZ VIVONI
Secretario
Departamento de la Vivienda

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CHAPTER I - OVERVIEW OF THE PROGRAM AND PLAN

Introduction

The Puerto Rico Public Housing Administration (PRPHA) receives its operating subsidy for the Public Housing Program from the Department of Housing and Urban Development (HUD). It is a governmental Agency of the Commonwealth of Puerto Rico, created and authorized by local law to develop and operate the Public Housing Program for very-low and low-income families, according to the limits of income established by HUD.

The PRPHA has entered into an Annual Contributions Contract (ACC) with HUD to administer the Public Housing Program. The PRPHA must ensure compliance with federal laws, regulations and notices and must establish policy and procedures to implement federal requirements and to ensure consistency in the operation of the Program.

The Chapter I has three (3) parts:

Part 1: The Puerto Rico Public Housing Administration (PRPHA)

Part 2: The Public Housing Program

Part 3: The Admission and Continued Occupancy Policies (ACOP)

Part 1: The Puerto Rico Public Housing Administration

1.1.1 The Law

The Puerto Rico Public Housing Administration (PRPHA) was created by Law Number 66 of August 17, 1989, as amended. Conforming to the Law, the PRPHA was given faculties and was authorized to establish the policies for the administration of the Public Housing Program. The vision of the PRPHA will serve as a fundamental instrument of service to ensure the community development and promote activities which could meet the needs of housing applicants and tenants, with an emphasis on meeting the requirements. Also promote the achievement of higher quality living standards.

The PRPHA is governed by a Board of Government elected by the Secretary of the Department of Housing, according with local law. The Board of Government is comprised of members from the following public and private sectors:

- Secretary of the Department of Housing (Chairman);
- Secretary of the Department of Labor;
- Secretary of the Department of Family;
- Executive Puerto Rico Housing Finance Authority;

- Three (3) members, two (2) of this should tenants of different PRPHA's housing projects.

The administration of the Public Housing Program and the functions and responsibilities of the PRPHA staff must comply with the requirements of HUD, this Admission and Continued Occupancy Policies (ACOP), and local laws of the Commonwealth of Puerto Rico.

1.1.2 Organization and Structure of the PRPHA

The Public Housing Program is funded by the federal government and administered by the PRPHA for the Commonwealth of Puerto Rico and is governed by a Board of Government.

The Board of Government establishes policies under which the PRPHA conducts business, and ensures that those policies are followed by the PRPHA staff. The Board of Government is responsible for preserving and expanding the Agency's resources and assuring the Agency's continued viability and success. The formal procedures of the PRPHA are taken through written resolutions, adopted by the Board of Government and entered into the official records of the PRPHA.

The principal staff member of the PRPHA is the Administrator, who is selected and hired by the Governor of the Commonwealth of Puerto Rico in consultation with the Board members. The Administrator oversees the day to day operations of the housing administration and is directly responsible for carrying out the established policies. The Administrator's duties include hiring, training, and supervising the PRPHA's staff, as well as budgeting and conducting financial planning for the PRPHA. Additionally, the Administrator is in charge of ensuring compliance with federal and local laws, as well as the public housing program mandates.

1.1.3 Mission and Objectives

The PRPHA mission is to effectively administer the resources of the Public Housing Program, promote services for the economic self-sufficiency of the tenants, and contribute towards a better quality of life in Puerto Rico.

In order to achieve this mission, the PRPHA will:

- Recognize residents as its ultimate customer;
- Deliver a competitive management and excellent services;
- Seek problem solving partnerships with residents as well as the public and private sector;
- Use available and accepted resources to effectively manage and operate the Public Housing Program.

1.1.4 Commitment to Ethics and Service

As a public service agency, the PRPHA is committed to providing effective service to all public housing applicants, tenants, and the public in general. In order to provide superior service, the PRPHA resolves to:

- Administer applicable federal and local laws, regulations and notices to achieve high ratings in compliance measurement indicators while maintaining efficiency in Program operation to ensure fair and consistent treatment of clients served.
- Provide decent, safe, and sanitary housing in good repair in compliance with program Uniform Physical Condition Standards (UPCS) – for very low and low-income families.
- Achieve a mix of incomes in its public housing developments by attracting and retaining higher income families and by working toward deconcentration of poverty goals.
- Encourage self-sufficiency of participant families and assist in the expansion of family opportunities. This includes being facilitators to make viable that the families obtain services of education, social and economics services, services of recreation and other services relating to the human needs.
- Promote fair housing and the equal opportunity principle to families interesting in participate in the Public Housing Program, regardless their race, ethnicity, national origin, religion, ethnic background, and disabilities.
- Create positive public awareness and expand the level of family and community support in accomplishing the PRPHA's mission.
- Attain and maintain a high level of standards and professionalism in day-to-day management of all program components.
- Administer an efficient, high-performing Agency through continuous improvement of the PRPHA's support systems and commitment to our employees and the professional development of these.
- To preserve, improve, and expand the public housing inventory through the capital funds finance program, public and private grants, low income housing tax credits, and other financial resources approved by HUD.
- Maintaining informed the tenants about the requirements and regulations of the Program and to notify the participants on the effect of the rules.

Part 2: The Public Housing Program

1.2.1 History of the Program

The United States Housing Act of 1937 (the "Act") is responsible for the creation of federal housing program initiatives, known as Public Housing Program. The Act was intended to provide financial assistance to states and cities for public works projects,

slum clearance, and the development of affordable housing for low-income residents.

The Housing Act of 1965 established the availability of federal assistance, administered through local public agencies, to provide rehabilitation grants for home repairs and rehabilitation. This act also created the federal Department of Housing and Urban Development (HUD).

The Housing Act of 1969 created an operating subsidy for the Public Housing Program for the first time. Until then, public housing was a self-sustaining program.

The Quality Housing and Work Responsibility Act of 1998 (QHWRA), have the purpose to provide management guidelines to the Public Housing Program in order to provide tenants with greater choices. It also allowed the PHA to implement additional remedies to replace or revitalize severely distressed public housing developments. The highlights of the Reform Act include: the establishment of flat rents; the requirement for public housing agencies to develop five-year and annual plans; information verification; a requirement that forty percent (40%) of all new admissions in public housing during any given fiscal year be reserved for extremely low-income families; and tenant self-sufficiency incentives.

1.2.2 Public Housing Program Basics

HUD publishes regulations in order to implement public housing laws enacted by Congress. HUD contracts with the PRPHA to administer programs in accordance with HUD regulations and provides an operating subsidy to the PHA. The PRPHA must create written policies that are consistent with HUD regulations. The Admissions and Continued Occupancy Policies (ACOP) they are part of these regulations and procedures. The ACOP must be approved by the PRPHA's Board of Government.

The job of the PRPHA pursuant to HUD regulations is to provide decent, safe, and sanitary housing, in good repair, to low-income families at an affordable rent. The PRPHA screens families for public housing and, if they are found eligible and accepted, the PRPHA offers the family a unit. If the family accepts the offer, the PRPHA will enter into a contract with the family. When the family subscribes to the Lease becomes a tenant of the Public Housing Program.

Since the PRPHA owns the public housing developments, the PRPHA is the landlord. The PRPHA must comply with all of the legal and management responsibilities of a landlord, in addition to administering the program in accordance with HUD rules and regulations and PRPHA policies and procedures.

1.2.3 PUBLIC HOUSING PARTNERSHIPS

Relationships between partnerships are defined by federal regulations and by contract. These contracts outline the roles and responsibilities of each party.

Federal regulations further identify the important obligations of the parties involved. To make the program work is necessary to know the roles and responsibilities of each of the parties to interacting among if.

The key aspects of the public housing relationships are:

- Congress appropriates funds;
- HUD funds PHAs;
- Program Regulations and Annual Contribution Contract provide PHA Operating Subsidy;
- PHAs administer the program;
- The PHA and Family enter into a Lease.

HUD has the responsibility to develop regulations, program requirements, notices, and other guidelines in order to implement housing legislation enacted by Congress. It also shall allocate operating subsidies and capital funds to the PHAs, provide technical assistance, and monitor the PHA's compliance with the Public Housing Program requirements.

The PRPHA owns and manages the public housing developments, administers the public housing program by means of contractual agreements with HUD. Have the following responsibilities:

- establish local policies and procedures;
- evaluate the applications of interesting families to determine their eligibility to the Program;
- maintain waiting lists and selection the family for admission;
- maintain housing units and make repairs;
- screen families;
- offer units;
- maintain properties in a safe, decent and sanitary standard;
- ensure families qualify for the program and comply with program rules;
- collect rents;
- lease enforcement;
- ensure that family comply with the regulations;
- provide services to the families;
- comply with Fair Housing and Equal Opportunity requirements, the Violence Against Women Act (VAWA), HUD's rules and regulations, the Annual Contribution Contract, ACOP, and other federal and local laws.

The tenant's responsibilities are included in the public housing lease:

- comply with the terms of the lease;
- provide complete and accurate information to the PRPHA;
- assist to scheduled appointments;
- allow inspection of the housing unit;

- take responsibility over the care of the unit;
- not participate in drug related or other criminal activities;
- use the housing unit solely for residency;
- immediately notify the PRPHA of any family changes or circumstances that may affect their participation in the program;
- not commit fraud or program abuse;
- and other establish by PRPHA.

1.2.4 Applicable Regulations

The following regulations apply to the public housing program:

- 24 CFR Part 5: General HUD Program Requirements
- 24 CFR Part 8: Non discrimination
- 24 CFR Part 135: Economic Opportunities for low and very-low income persons
- 24 CFR Part 901: Public Housing Management Assessment Program
- 24 CFR Part 902: Public Housing Assessment System (PHAS)
- 24 CFR Part 903: Public Housing Agency Plans
- 24 CFR Part 905: The Public Housing Capital Fund
- 24 CFR Part 906: Public Housing Homeownership Program
- 24 CFR Part 908: Electronic Transmission of Required Family Data
- 24 CFR Part 941: Public Housing Development
- 24 CFR Part 943: Public Housing Agency
- 24 CFR Part 945: Designated Housing-Public-Housing Designated for Occupancy by Disabled, Elderly, or Disabled and Elderly Families
- 24 CFR Part 960: Admission to, and Occupancy of, Public Housing
- 24 CFR Part 963: Public Housing-Contracting with Residents-Owned Businesses
- 24 CFR Part 964: Tenant Participation and Tenant Opportunities in Public Housing
- 24 CFR Part 965: PHA-Owned or Leased Projects – General Provisions
- 24 CFR Part 966: Public Housing Lease and Grievance Procedures
- 24 CFR Part 968: Public Housing Modernization
- 24 CFR Part 969: PHA-Owned Projects-Continued Operation as Low Income Housing after Completion of Debt Service
- 24 CFR Part 971: Assessment of the Reasonable Revitalization Potential of Certain Public Housing Required by Law
- 24 CFR Part 972: Conversion of Public Housing to Tenant Based Assistance
- 24 CFR Part 984: Section 8 and Public Housing Family Self-Sufficiency Program
- 24 CFR Part 990: The Public Housing Operating Fund Program

Part 3: The Admission and Continued Occupancy Policies

1.3.1 Purpose of the Policy

The ACOP is the PRPHA's written statement of policies used to carry out the Public Housing Program in accordance with federal law and regulations, and HUD requirements. The ACOP also contains policies that support the objectives contained in the PRPHA's Annual Plan and Five Years Plan.

All issues related to public housing not addressed in this ACOP are governed by federal regulations, HUD handbooks and guidebooks, notices and applicable state and local laws. The policies in this ACOP have been designed to ensure compliance with the consolidated ACC and all HUD-approved applications for program funding. The PHA is responsible for complying with all changes in HUD regulations pertaining to public housing. If such changes conflict with this plan, HUD regulations will have precedence.

The ACOP is designed to demonstrate that the PRPHA is managing its Public Housing Program in a manner that reflects its commitment to improving the quality of housing available to its customers, and its capacity to manage housing in a manner that demonstrates its responsibility to the public trust. In addition, this ACOP is designed to achieve the following objectives:

- To provide improved living conditions for very low and low-income families while maintaining rent payments at an affordable level;
- To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for its customers;
- To avoid concentrations of economically and socially deprived families in any one or all of the PRPHA's public housing developments;
- To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the community, or create a danger to the PRPHA's employees;
- To attempt to have a resident body in each development composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes and rent paying abilities of low-income families in the PRPHA's jurisdiction;
- To provide opportunities for upward mobility of families that desire to achieve self-sufficiency;
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that admissions and continued occupancy are conducted without regards to race, color, religion, sex, national origin, disability or familial status.

1.3.2 Contents of the Policy

The Admission and Occupancy Policies includes, among others:

- The organization of the waiting list. Include the procedure of selection of families and assignment of units; the procedures of admission, to remove or eliminate applicants of the Waiting List; and the procedure for close and reopening the Waiting List;
- Transfer policies and the circumstances under which a transfer would take precedence over an admission;
- Standards for determining eligibility, suitability for tenancy, and the size and type of the unit needed;
- Procedures for verifying the information the family has provided;
- The method for achieving deconcentration of poverty and income-mixing of public housing developments;
- Grievance procedures;
- Policies governing family annual recertification;
- Policies concerning family payment to the PHA of amounts the family owes the PHA;
- Interim redeterminations of family income and composition;
- Policies regarding community service requirements;
- Polices and rules about safety and ownership of pets in public housing.

1.3.3 Updating and Revising the Policy

The PRPHA will revise this ACOP as needed in order to comply with changes made to HUD's regulations and local laws. The original policy and any changes may be posted for comment and must be approved by the PRPHA Board Members, and the pertinent sections included in the Agency Plan, and a copy provided to HUD.

The PRPHA will review the ACOP annually and update as necessary, to reflect changes in federal regulations, local laws, PRPHA operations, or when needed to ensure staff consistency in operation and services.

CHAPTER II - FAIR HOUSING AND EQUAL OPPORTUNITY

Introduction

This chapter explains the laws and HUD regulations requiring PHAs to affirmatively further civil rights and fair housing and equal opportunity in the Public Housing Program. The responsibility to further nondiscrimination pertains to all areas of the PRPHA's operations.

The Chapter II has three (3) parts:

Part 1:	Nondiscrimination
Part 2:	Service and Reasonable Accommodation Policy
Part 3:	Accessibility and Plain Language for Limited English Proficient Persons.

Part 1: Nondiscrimination

2.1.1 Nondiscrimination Policy (24 CFR Sec. 8)

1. The policy of the PRPHA to fully comply with all federal and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The PRPHA will comply with all laws and agreements relating to civil rights and non-discrimination, including but not limited to the following:

a. Title VI of the Civil Rights Act of 1964
b. Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)
c. Section 504 of the Rehabilitation Act of 1973
d. Title II of the American with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments)
e. Age Discrimination Act of 1975
f. PRPHA Voluntary Compliance Agreement
g. Any applicable local laws or ordinances and any legislation protecting individual rights of tenants, applicants or staff that may subsequently be enacted.

2. The PRPHA will not discriminate in the provision of public housing based on race, color, sex, religion, and familial status, disability, related to any housing that is part of any development or developments under the PRPHA's jurisdiction covered by an Annual Contributions Contract under the United States Housing Act of 1937, as amended.

3. To further its commitment to full compliance with applicable civil rights laws and agreements, the PRPHA will provide federal and local information to its tenants regarding discrimination and any recourse available to them if they believe they are victims of discrimination. Such information will be made available during the applicant or tenant orientation session.

4. All PRPHA's developments and offices will be accessible to persons with disabilities and reasonable accommodation will be provided upon request, as long as it does not create a substantial burden on the agency.

5. The PRPHA will not, on account of race, color, sex, religion, familial status, disability, or national origin:

a. Deny to any Family the opportunity to apply for housing;
b. Deny to any qualified family the opportunity to lease housing suitable to its needs;
c. Provide housing that is different from that provided to others;
d. Subject a person to segregation or unequal treatment,
e. Restrict a person's access to any benefit enjoyed by others in connection with the Public Housing Program;
f. Treat a person differently in determining eligibility or other requirements for admission; or
g. Deny a person access to the same level of services.

6. The PRPHA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, families with elderly members, or others).

7. If an applicant or tenant family believes that any family member has been discriminated against by the PRPHA, the family should advise the Agency. HUD requires PHAs to make every reasonable effort to determine whether the applicant's or tenant family's assertions have merit and if so, to take any warranted corrective action.

8. The applicants or tenant families who believe that they have been subject to unlawful discrimination may notify the PRPHA either orally or in writing. The PRPHA will attempt to remedy discrimination complaints made against the Agency. The PRPHA will provide a copy of a discrimination complaint form to the complainant and provide them with information on how to complete and submit the form to HUD's Office of Fair Housing and Equal Opportunity (FHEO), as specified on the grievances and appellation procedure.

2.1.2 Privacy Rights

1. Authorization for Release of Information

It is part of the PRPHA's practices and procedures to safeguard the privacy of applicants and tenants. Applicants and tenants, including all adults in their households, are required to sign the Form HUD-9886, "Authorization for Release of Information and Privacy Act Notice." This document incorporates the Federal Privacy Act Statement and describes the conditions under which HUD will release family information.

2. Release of Information Policy

PRPHA's policy regarding release of information is in accordance with federal and local laws and regulations, which may restrict the release of Family information. Requests for information by parties (other than the applicant or resident) must be accompanied by a signed release before the PRPHA releases any information involving an applicant or resident, unless disclosure is authorized under federal or local law or regulations.

Any and all information that divulges the nature or severity of a person's disability must be kept in a separate folder and marked "confidential". The information in this folder must not be released except on an "as needed" basis in cases where an accommodation is under consideration. The designate PRPHA's staff must approve all requests for access to this information. Files should not be left unattended or placed in common areas.

The PRPHA staff will not discuss or access applicant or resident information contained in files unless there is a business reason to do so. The improper disclosure of applicant or resident information by staff may result in disciplinary action.

3. Social Security Numbers

As it relates to the Social Security numbers of applicants and residents, the PRPHA will:

a. Maintain the confidentiality of the-Social Security numbers that it receives and maintains in the ordinary course of business;

b. Limit the internal use to those functions where the use of the Social Security number is the only reliable method available to ensure that the correct applicant or resident has been identified;

c. Limit access, whether in hard copy or electronic format, to those persons with the PRPHA who have a need to access that information;

d. Properly dispose of documents which contain Social Security numbers to ensure their confidentiality, according with the rules for that matter; and

e. Prohibit the unlawful disclosure of Social Security numbers by its employees.

Part 2: Service and Reasonable Accommodation Policy

1. One type of disability discrimination prohibited by the Fair Housing Act is the refusal to make reasonable accommodation in rules, policies, practices, or services when such accommodation may be necessary to afford a person with a disability the equal opportunity to use and enjoy a program or dwelling under the Program.

2. The PHA must ensure that persons with disabilities have full access to the PHA's programs and services, if qualifies. This responsibility begins with the first inquiry of an interested family and continues through every programmatic area of the Public Housing Program.

3. The PHA must provide a notice to each tenant that the tenant may, at any time during the tenancy, request reasonable accommodation of a handicap of a household member, including reasonable accommodation so that the tenant can meet Lease requirements or other requirements of tenancy.

4. The PHA will ask all applicants and resident families if they require any type of accommodations, in writing, on the intake application, reexamination documents, and notices of adverse action by the PHA, by including the following language:

   "If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact the Puerto Rico Public Housing Administration."

5. The offices of contact shall be the PRPHA's Fair Housing and Equal Opportunity Office, PRPHA's Regional Offices and Project Administration Office.

2.2.1 Definitions

1. Reasonable Accommodation

A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. The policies and services from the PRPHA may have a different effect on persons with disabilities than on other persons. For example, treating persons with disabilities exactly the same as others will sometimes deny

them an equal opportunity to use and enjoy a dwelling unit or public areas.

2. **Adaptable Dwelling**

An adaptable dwelling is the change of certain elements of an accessible unit such as: bump, sinks, washbasin and bars to get to be added, raised, descended or altered of any another way to accommodate them to the needs of people with different types or levels of disabilities and don't result in economic burden the PRPHA.

2.2.2 Consideration for Reasonable Accommodation

1. The PRPHA must make accommodations according with this policies and procedures. If it is necessary and reasonable must make certain structural modifications for people with disabilities (applicants, tenants, staff and contractors) according with the policy and procedure of reasonable accommodation.

2. The PRPHA cannot refuse to make a reasonable accommodation in rules, policies, practices or services when such accommodation may be necessary to afford a person with a physical or mental impairment an equal opportunity to use and enjoy a PRPHA dwelling unit, including public and common areas, whenever the person comply with the requirements of the Public Housing Program.

3. The PRPHA should carry out changes in the existing facilities, when these changes are requested by a person with disabilities, and if said modification is reasonable and necessary to provide the equal opportunity to use in the facilities of the PRPHA.

4. Federal regulations stipulate that requests for accommodations will be considered reasonable if they do not create or impose an "undue administrative and financial burden" on the PRPHA, or fundamentally alter the nature of the program or services.

5. In determining whether an accommodation would create an undue hardship, the following factors will be considered:

    a. The nature and cost of the accommodation needed;

    b. The overall financial resources of the facility or facilities involved in the provision of the reasonable accommodation;

    c. The number of persons employed at such facility, the number of families likely to need such accommodation, the effect on expenses and resources, or the likely impact on the operation of the facility as a result of the accommodation; and

d. Any alteration or modification that may impact the physical structure and stability of facilities as it relates to the building codes or other applicable requirements.

6. When it is reasonable, the PRPHA shall accommodate the needs of a person with disabilities. Examples include but are not limited to:

    a. Conducting home visits;
    b. Transferring the family to an accessible unit;
    c. Modifying or altering a unit or physical system if such a modification or alteration is necessary to provide equal access to a person with a disability;
    d. Installing a ramp into a dwelling unit or building;
    e. Installing grab bars in bathrooms and toilet areas;
    f. Installing visual fire alarms for hearing impaired persons;
    g. Allowing a PRPHA-approved live-in aide to reside in the unit;
    h. Providing a designated handicapped-accessible parking space;
    i. Allowing an assistance animal;
    j. Permitting an authorized designee or advocate to participate in the application or certification process and any other meetings with PRPHA staff; and
    k. Displaying posters and other housing information in locations throughout the PPRPHA's office, 54" from the floor, in such a manner as to be easily read from a wheelchair.

7. All requests for accommodation or modification to a unit will be verified by qualified PRPHA designated staff.

8. The PRPHA will engage with public and private organizations which provide assistance for hearing and sight-impaired persons when necessary to permit the applicant, resident, PRPHA employee and Contractors to conduct business with the PRPHA.

9. Requests for reasonable accommodation shall be submitted in written form. Requests forms for reasonable accommodation are available in the administrative office of projects, regional offices and Fair housing and equal opportunity office. The policy and procedures for reasonable accommodations of PRPHA may be consulted at any time.

2.2.3 Request for an Accommodation

1. If an applicant or tenant indicates that an exception, change, or adjustment to a rule, policy, practice, or service is needed due to a disability, HUD requires that the PHA treat the information as a request for a reasonable accommodation, even if no formal request is made. The family must explain what type of

accommodation is needed to provide the person with the disability, full access to the PHA's programs and services. If the need for the accommodation is not readily apparent or known to the PHA, the family must explain the relationship between the requested accommodation and the disability.

2. The PRPHA will expect the family to make its request in writing using a reasonable accommodation request form. If the person with disabilities deserves the aid or assistance of a representative or need support to complete the form of reasonable accommodation, will be able to have these. However, the PRPHA will consider the accommodation any time the family indicates that an accommodation is needed whether or not a formal written request is submitted.

2.2.4 Verification of Disability

1. A person with a disability, as defined under federal civil rights laws, is any person who:

    a. Has a physical or mental impairment that substantially limits one or more of the major life activities of an individual, or has a record of such impairment, or is regarded as having such impairment.

    b. The phrase "physical or mental impairment" is applicable to persons who have: (i) Any physiological disorder or condition, cosmetic or disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or (ii) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities.

    c. The term "physical or mental impairment" includes, but is not limited to: such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

2. The definition of a person with disabilities does not include current illegal drug users, people whose alcohol use interferes with the rights of others, and persons who objectively pose a direct threat or substantial risk of harm to others that cannot be controlled with a reasonable accommodation under the Public Housing Program.

3. The above definition of disability determines whether an applicant or tenant is entitled to any of the protections of federal disability civil rights laws. Thus, a person who does not meet this definition of disability is not entitled to a

reasonable accommodation under federal civil rights and fair housing laws and regulations. The determination should be supported for the conclusions throw the verification process of the information established in the regulations of the Public Housing Program.

4. The HUD definition of a person with a disability is much narrower than the civil rights definition of disability. The HUD definition of a person with a disability is used for purposes of receiving the disabled family preference, the $400 elderly/disabled household deduction, the allowance for medical expenses, or the allowance for disability assistance expenses, and may be used for waiting list preferences.

5. When verifying a disability, the Agency will follow the verification policies provided in Chapter VII.

6. All information related to a person's disability will be treated in accordance with the confidentiality policies provided in Chapter XV. In addition to the general requirements that govern all verification efforts also apply the third-party verification must be obtained from a medicine doctor.

7. The Agency must request only the information necessary to evaluate the disability-related need for the accommodation. The Agency may not inquire about the nature or extent of any disability.

8. Medical records will not be accepted or retained in the applicant or tenant file.

2.2.5 Approval and Denial of Accommodation

1. The PRPHA must approve a request for an accommodation if the following three conditions are met:

    a. the request was made by or on behalf of a person with a disability,

    b. there is a disability-related need for the accommodation, and

    c. the requested accommodation is reasonable, meaning it would not impose an undue financial and administrative burden on the PRPHA, or fundamentally alter the nature of the PRPHA's operations.

2. Requests for accommodations must be assessed on a case-by-case basis. The evaluation should be carried out in a framework of impartiality and without judgments toward the person with disabilities, that impact in a sensitive and just deal to the need of the family.

3. The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors, such as the cost of the requested

accommodation, the financial resources of the PRPHA at the time of the request, the benefits that the accommodation would provide to the family, and the availability of alternative accommodations that would effectively meet the family's disability-related needs, whenever the basic nature of the operation of the Agency will not be alter.

4. Before making a determination whether to approve the request, the PRPHA may enter into discussion and negotiation with the family, request more information from the family, or may require the family to sign a consent form so that the PRPHA may verify the need for the requested accommodation.

5. After a request for an accommodation is submitted, the PRPHA will respond, in writing, within ten (10) business days.

6. If the PRPHA denies a request for an accommodation because there is no relationship found between the disability and the requested accommodation, the notice will inform the family of the right to appeal the PRPHA's decision by means of the grievance process, established on the Chapter XIII.

7. If the PRPHA believes that after three (3) meetings of discussion and negotiations with the person, the family has failed to identify a reasonable alternative accommodation, the PRPHA will notify the family, in writing, of its determination, within ten (10) business days from the date of the third meeting of discussion or verbal or writing communication with the family. The notice will inform the family of the right to appeal the PRPHA's decision through an Informal Hearing or the grievance process according with Chapter XIII.

2.2.6 Accessibility for Persons with Visual, Hearing and Physical Disability

1. HUD requires PHAs to take reasonable steps to ensure that persons with disabilities related to hearing and vision have reasonable access to the public housing program and services. At the initial point of contact with each applicant, the PRPHA shall inform all applicants of alternative forms of communication that may be used in lieu of the written word.

2. When possible, the PRPHA makes available for persons with hearing impairments, TTD/TTY (text telephone display / teletype) communication.

3. When possible, to meet the needs of persons with vision impairments, large-print and audio versions of key program documents will be made available upon request. When visual aids are used in public meetings or presentations, or in meetings with PRPHA staff, assistance will be provided upon request.

4. The PRPHA also allows applicants and tenants to use other forms of communication such as sign language interpretation; having material explained orally by PRPHA staff members. Also, having a third party representative (a

friend, relative or advocate, named by the applicant/tenant) to receive, interpret and explain housing materials and be present at all meetings.

5. The PRPHA must comply with a variety of regulations pertaining to physical accessibility, including the following:

    a. PIH 2002-01 (HA), Accessibility Notice;

    b. Section 504 of the Rehabilitation Act of 1973;

    c. The Americans with Disabilities Act of 1990;

    d. The Architectural Barriers Act of 1968; and

    e. The Fair Housing Act of 1988

6. The design, construction, or alteration of the PRPHA's facilities must conform to the Uniform Federal Accessibility Standards (UFAS). Newly-constructed facilities must be designed to be readily accessible to and usable by persons with disabilities. Alterations to existing facilities must be accessible to the maximum extent feasible, defined as not imposing an undue financial and administrative burden on the operations of the PRPHA.

2.2.7 Denial or Termination of Assistance

1. If the PRPHA decides to deny or terminate the assistance of a family that includes a person with disabilities, this decision is subject to consideration of reasonable accommodation.

2. When assistance to applicants with disabilities is denied, the notice of denial must inform the person or family of their right to request an informal hearing. When a family's lease is terminated, the notice of termination must inform the family of its right to request a hearing in accordance with the PRPHA's grievance process.

3. When the family shows that the situation that motivates the refusal or the termination of assistance was turned out of a good cause, the PRPHA will reviewing reasonable accommodation requests, and must consider whether reasonable accommodation will allow the family to overcome the problem that led to the PRPHA's decision to deny or terminate assistance. If a reasonable accommodation will allow the family to meet the requirements, the PRPHA will make the accommodation.

4. PRPHA must provide reasonable accommodation for persons with disabilities to participate in the hearing process.

Part 3: Accessibility and Plain Language

1. Facilities and programs used by Applicants and Tenants shall be made accessible. Admission and Management Offices, hearing rooms, community centers, laundry facilities, and other public spaces will be available for use by applicants and tenants with disabilities. If these facilities are not already accessible (and located on accessible routes), they will be made accessible so long as this does not impose an undue financial and administrative burden on the PRPHA.

2. Documents intended for use by applicants and tenants will be presented in accessible formats for those with vision or hearing impairments and they will be written simply and clearly to enable applicants and tenants with learning or cognitive disabilities to understand as much as possible.

3. At the point of initial contact, PRPHA staff shall ask applicants or tenants whether they need some other form of communication additional to the printed form. Some alternatives may include: sign language interpretation, having materials explained orally by staff, either in person or by phone, large type materials, information on tape, and having someone (friend, relative or advocate) accompany the applicant to receive, interpret and explain housing materials. The PRPHA may pay, when possible, for sign language interpreters for the hearing impaired.

4. Some applicants and tenants may be Limited English Proficiency Persons (LEP) and this can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by the public housing program. In certain circumstances, failure to ensure that LEP persons can effectively participate in or benefit from federally-assisted programs and activities may violate the prohibition under Title VI against discrimination on the basis of national origin. This part incorporates the Notice of Guidance to Federal Assistance Recipients Regarding Title VI Prohibition Affecting Limited English Proficient Persons, published December 19, 2003 in the Federal Register.

5. The PRPHA will take affirmative steps to communicate with people who need services or information in a language other than English. These persons will be referred to as Persons with Limited English Proficiency (LEP). LEP persons are defined as persons who do not speak English as their primary language and who have a limited ability to read, write, speak or understand English. For the purposes of this Admissions and Continued Occupancy Policy, LEP persons are public housing applicants and tenant families.

6. In order to determine the level of access needed by LEP persons, the PHA will balance the following factors:

a. the number or proportion of LEP persons eligible to be served or likely to be encountered by the Public Housing Program;

b. the frequency with which LEP persons come into contact with the Program;

c. the nature and importance of the program, activity, or service provided by the program to people's lives;

d. the resources available to the PRPHA and costs.

7. Balancing these four factors will ensure meaningful access by LEP persons to critical services while not imposing undue burdens on the PRPHA.

2.3.1 Oral Interpretation

1. In a hearing room or situations in which health, safety, or access to important benefits and services are at stake, the PRPHA will generally offer, or ensure that the family is offered through other agencies, competent interpretation services free of charge to the LEP person, when not available in the PRPHA.

2. The PRPHA will analyze the various types of contacts it has with the public, to assess language needs and decide what reasonable steps should be taken.

3. Whenever feasible, the PRPHA will train and hire bilingual staff to be available to act as interpreters and translators, and will standardize documents. Where available and possible, the PRPHA will encourage the use of qualified community volunteers.

4. When the LEP persons desire, they will be permitted to use, at their own expense, an interpreter of their-own choosing, in place of or as a supplement to the free language services offered by the PRPHA. The interpreter may be a family member or friend.

2.3.2 Written Translation

1. Translation is the replacement of a written text from one language into an equivalent written text in another language.

2. In order to comply with written-translation obligations, the PRPHA will provide written translations of vital documents. Translation of other documents, if needed, can be provided orally. The PRPHA will inform applicants and tenants by means of a written notice in the primary language of the LEP persons, stating the right to receive competent oral interpretation of those written materials, free of cost.

CHAPTER III - ELIGIBILITY FOR ADMISSION

Introduction

This chapter defines the policy of the PRPHA to allow or deny admission to public housing program. Determining eligibility of applicants is one of the first steps in the admissions process. Although the term "eligible" is often used as "qualified for admission", that term has a technical meaning that less and does not cover all aspects of the qualification process.

The staff at the PRPHA carefully reviewed and analyzed, as required by HUD, any information provided by the family. Families will have the opportunity to explain their personal circumstances, to provide additional information if necessary and to obtain information about the decision of the PRPHA regarding your eligibility.

Chapter III consists of four (4) parts:

Part 1: Definition of the Family and its Members

Part 2: Basic Eligibility Criteria

Part 3: Notice of Eligibility for Admission or Rejection

Part 4: Informal Hearing Applicants for Public Housing Program

Part 1: Definitions of the Family and its Composition

3.1.1 Family and household composition (24 CFR 5100, 24 CFR 5403)

To be eligible for admission, an applicant must qualify as a family. A family consists of two or more persons living together most of the time, united by blood, marriage, adoption, custody, or by operation of law.

The term "Family" also includes, but is not limited to:

a. Family with or without children: The family is defined as a group united by blood tie to the fourth degree of consanguinity, marriage or adoption. This also includes children who are temporarily absent under temporary care or custody, or children who are under custody, or children not yet born (only applies to units designated under the Tax Credit Program) and children in the adoption process who are considered family members for purposes of determining the size of the bedrooms, but they are not considered as members for determining income limits.

b. Elder Family: A family whose head, spouse, or sole member is a person 62 years of age, or two or more persons living together who are at least 62 years of age, or one or more persons live with one or more companions who assist people in their daily lives.

c. Near Elderly Family: A family whose head, spouse, or sole member is a person who is at least 50 years of age but less than 62 years.

d. Disable Family is a family whose head, spouse, or sole member is a disable person, or two or more persons living together who are disabled, or two or more persons with disabilities living with one or more companions who help in their daily lives.

e. Members of the family remaining tenant: a person who is mentioned in the lease of a public housing unit and is (the) one (s) Member (s) left (n) of the family. Accompanying persons, children or the elderly in care short, do not qualify as outstanding members of the family. A minor as defined by law, can be considered as remaining a member only if the adult allowed joining the home through a lease, has legal custody of the minor, and come to live with the minor.

f. Single Person: A person who is not elderly or near-elderly or disabled, or the sole remaining member of the farm family.

3.1.2 Head of Household

Head of the Family is one adult family member who is regarded as the leader for purposes of determining eligibility based on income and income determination. Must have the legal capacity to enter into a lease under applicable laws. The Head of Household is responsible for ensuring that the family meets all its responsibilities under the program. A child who has been emancipated according to law may be appointed as Head of Family. Families can designate an elder or an incapacitated person as Head of Household only that the family qualifies as an elderly or disabled family.

3.1.3 Spouse

The Spouse is the person legally united in marriage to the Head of Family and dissolving that relationship would be the person must be divorced or receive a marriage annulment. An emancipated minor and married according to the law could qualify as a husband or wife. A husband or wife qualifies as a dependent.

The term Spouse does not apply to friends, who live together, or any other person other than a marriage partner. For marriages under the laws of Puerto Rico, the term spouse.

3.1.4 Other Adult

Under the services and benefits of the Public Housing Program, Other Adult means a family member, other than the head of household, spouse and that is more than twenty one (21) years of age. Adults and persons under temporary care companions who provide assistance or daily

attendance are not considered as Other Adults. Other Adult does not qualify as dependent.

In Puerto Rico the age of majority is reached at twenty one (21) years or at emancipation. The Public Housing Program provides direct services to eighteen (18) years and twenty (20) years persons not emancipated by the requirement for the appearance of the parent or guardian to filing the application and for admission to the Program. The signature of the father, mother or legal guardian meets or supplies the deficiency of the minor, according to the Civil Code of Puerto Rico.

3.1.5 Dependent

A dependent is a family member under 18 years of age not emancipated or other person of any age with a disability, or a full-time student.

A full-time student is someone who attends a school or receive vocational training full time. The time must be spent or the burden of studies needed to be a full-time student is defined by the educational institution.

These people may not be considered as dependents: the head of household, spouse, guests, children or adults under temporary custody.

Those dependent on custody, shall be a member of the family living with the applicant's family or a resident of fifty (50%) percent or more of the time. When more than one applicant or assisted the family (regardless of the Program), claiming the same dependents as members of the family, family with primary custody at the time of the initial interview to the time of annual re-examination, may claim the dependent. If there is a conflict for which the family must claim the dependent, the PRPHA will make a decision based on evidence available, such as court orders, or the income tax return showing that the family has claimed the dependent for income tax purposes of contributions. Also consider that a parent who is the custodian of the children in the study period.

3.1.6 Live in Aides (Persons who aid or assist others in your household)

A person who assists or helps others and living in the home, (live in aide) is not considered a family member and is not covered by the rights and benefits of the contract. Such assistants may only live in unity with the approval of the PRPHA. Will need to provide a written verification from a professional about the need for an assistant or helper will be required to certify that an assistant or helper needed to provide care to a family member who may be an old man, almost an elder or incapacitated person. Further, to be approved to accompany the individual does not live in the unit except to provide care to the elderly, most elderly or disabled person.

The PRPHA approve the live in aide person under a request for special accommodations. Such special assistants, a member of the household is not a member of the family and their income will not be counted in determining eligibility of the family, the level of profits or income calculation. These helpers do not apply the requirements or regulations applicable to persons who are not citizens and not be considered as remaining members of the family. People who

provide special care must comply with the procedures of the Agency while in the premises of the PRPHA. The relatives of head of household which do comply with the fourth degree of consanguinity, such as father, mother, son or grandson shall not be automatically excluded from care assistants but they must meet all the requirements described above.

The request for permission to seek a special care must be submitted in writing. The written verification will be requested on behalf of the PRPHA and come from a professional or medical doctor qualified that certify the medical condition and that an assistant or helper is needed to provide care to a member of the family, which may be an old man, almost an elder or disabled person. The PRPHA will require a certification from the family stating that this person is not obliged to support economically the person in need of special care and that this person does not live in the unit and will only be present to provide care to elderly most elderly or disabled person.

The PRPHA has the right to deny an application for individual care or revoke an approval if the person commits fraud, bribery or other corrupt criminal act in connection with any federal housing program, or the person currently owes money for income or any other concept to PRPHA or other Public Housing Agency in connection with housing programs and Section 8 (Housing Choice Voucher).

The PRPHA must notify the final decision in writing within a period of seven (7) days after receipt of the request and the required documents to apply for a special care.

3.1.7 Child and Adult under Temporary Care

A child in temporary care is one that is under the legal custody of a guardian, guardian or custody of the state or private agency for adoption or temporary care agency. However, the child may be cared for by people at home are under a special arrangement for short or long term care agency.

Children in temporary care living with a family or resident applicant are not considered family members. The admission of children in care is not temporary in annual income of families and children in care do not qualify for a temporary deduction as a dependent.

3.1.8 Visitor or Guest

A visitor or guest is defined as any person who temporarily resides in the dwelling unit with the consent of the lessee. The Head of Household will be responsible for the conduct of their guests and visitors within the unit and in the common places in the vicinity or near the premises of the PRPHA.

A family must notify the resident PRPHA when guests or their guests will stay in the unit for more than three (3) days. The PRPHA allows, as your discretion, a visitor to stay in the unit for a period not to exceed ninety (90) consecutive days or a total of ninety (90) cumulative calendar days during a period of twelve (12) months.

The PRPHA request a family to provide a certification attesting that his guest or host is not obligated to provide any support for family needs and the person do not receive economic support from the family during the stay, and not continue to live in the unit except for the time approved by the PRPHA. The Head of Household will also be required to provide proof of permanent address of your visitor or guest at the moment of the authorization request.

Guests or visitors who use the postal address of the unit's own benefit or for any other purpose shall be considered non-residents or occupants permitted. Additional, guests or guests who stay in the unit beyond the allowable time limit will be considered unauthorized occupants and their presence in the dwelling unit shall constitute a violation of the Contract Leasing jeopardizing the continued occupation of the family.

The PRPHA has the right to refuse any application for a visitor or guest, as your discretion. PRPHA may cancel an approval if the visitor commits perjury, fraud, bribery or other corrupt or criminal act in connection with any federal housing program, or if that person has criminal record related to illegal drugs or violence, or if the visitor owes money for rent or any other concept to PRPHA or other Public Housing Agency in connection with Housing Programs Section 8 (Housing Choice Voucher). The PRPHA refused the request to a visitor who has been evicted from a housing project financed by the Federal Government.

The PRPHA should notify in writing their final decision within a period of ten (10) working days after receiving the request and the documents required to apply for a visitor's permit or guest.

A Head of Household may request an exception to this policy for extraordinary reasons that justified an extension to the stay of the visitor in benefit of a member of the family. For example, to provide caring for a relative who is recovering from a medical procedure that is expected to last ninety (90) consecutive days. This exception will not be granted unless the Head of Family can identify and provide documentation of residence to which the person will return after recovery y present documents that accredited the exceptional circumstance as require for the PRPHA.

Children under a shared custody arrangement or that the family has visitation rights and are not included as members of the family because they live more than fifty percent (50%) of the time in another place, are not subject to the time constraints have visitors or guests of the family.

3.1.9 Family Members Absent

Generally an individual who is or will be absent from the public housing unit for ninety (90) days or less is considered temporarily absent and will be regarded as a family member. Generally, an individual who is or will be absent for more than ninety (90) consecutive days will be considered permanently absent and excluded as a family member.

Below are discussed several exceptions:

1. **Absent Students**

When a person is considered a family member attending a school far from home, this person is still considered a family member, unless the PRPHA receives information that this person has established the residence in the place on this person study. The head of household must submit documentary evidence of the school. The student must comply with the conditions of the lease.

2. **Absences due to placement in temporary foster care**

Children temporarily absent from home because they have been assigned to temporary foster care are considered family members.

If a child has been placed in temporary foster care, the PRPHA corroborated with the agency that placed the child the date when he is expected to return home again. Unless the PRPHA confirm that the child has been permanently removed from their homes, children continue to be regarded as a family member.

3. **Head of Household, Husband or Spouse**

A head of household, spouse or husband employed, for reasons due to their use must be absent from the dwelling unit for more than 90 days will remain as a member of the family, where it can be comply with its obligations under the lease and applicable regulations.

4. **Persons admitted for medical reasons**

An individual permanently confined to a clinic or hospital care, is not considered a family member.

If there is a question about the health status of a family member, the PRPHA asked for the verification of a responsible medical professional that certify the medical condition and use this certification for the determination. If the responsible medical professional cannot provide a medical certification, as general rule, the PRPHA consider the person temporarily absent. The family may present evidence that a family member have been held permanently in a health facility and ask PRPHA that this person is not considered as a family member.

5. **Return of family members who were permanently absent**

The family must apply for permission or approval of the PRPHA when a family member declared permanently absent, returns home. This person will be subject to verification and eligibility requirements previously discussed in Part 2 of this chapter.

3.1.10 Segregation of Family and remaining members of the Family

During the application process, a family on the waiting list could be split or separate into two (2) or more eligible families. Only one of the new families may retain the date and time of the original application. The other family members can file a new application, if the Waiting List so permits.

If a family currently lives in public housing programs are divided into two new families eligible, only one of the new families continue to be assisted. The other family can file an application for public housing separate and independent of the first.

In case of divorce, if a court of law determines the legal custody of children, the PRPHA will obey the determination of the court and considered as a Head of Household the parent to whom the court grants custody of children, this would not prevent the other parent to apply for housing benefit in a separately and independently manner. If there are no children in the family composition, the PRPHA shall comply with any judicial determination for this purpose.

In the absence of a judicial decision or an agreement among the members of the original family, the family kept PRPHA will determine its position on the waiting list, or who continue to occupy the dwelling taking into account the institutional commitment to protect the interests of children or minors. The PRPHA will set the criteria to be considered and the determination to follow procedure.

Part 2: Basic Eligibility Criteria

3.2.1 Qualifications for Admission to Program

The PRPHA qualified applicants and accept only these satisfy the following basic requirements:

- Being a family as defined in this Chapter.
- Being the head of a family home in which at least one family member is a citizen or "eligible non-citizen" for purposes of determining rent.
- Have a family income not exceeding, in the time of admission, the limit of low income set by HUD.
- Provide a Social Security number for all family members or certify in writing that some members have no social security number.
- Meet the selection criteria for applicants described in Chapter IV.
- Do not reside in a dwelling unit of PRPHA when allocating housing. Applicants who are registered in a contract with the PRPHA and wish to become Chief of Family in another dwelling unit, must apply as if it were a new admission and follow the admissions process;
- Not having debt for rent and other miscellaneous charges with any federal housing agency, and
- Sign all documents required consent.

3.2.2 Eligibility and Income Limits

HUD is required to establish the income limits that determine eligibility of applicants for programs to assist public housing. The income limits are published annually and are based on HUD estimates made by taking the average income in a particular area of the country, with adjustments according to family size.

HUD may establish income limits higher or lower than 30, 50 or 80 percent of the area median income if HUD finds that such variations are necessary because household incomes are not normal, either because very low or very high.

For purposes of the admission policies and continued occupation, households with low income, very low-income and extremely low defined according to 24CFR5.603.

Consequently, the following definitions apply:

1. Low-income families: A family whose annual income does not exceed 80% of the area median income, adjusted to family size.

2. Very low income families: A family whose annual income does not exceed 50% of the area median income, adjusted to family size.

3. Extremely low-income family. It is a family whose income does not exceed 30% of the area median income, adjusted to family size.

The income limits are used for purposes of initial eligibility during the admissions process. Eligibility is established by comparing the annual income of the family with the income limits published by HUD. To be eligible for income a family must qualify as a low-income family.

PRPHA aims to obtain, over a reasonable period of time a resident population consists of all their projects for low-income families, but with a diverse range of income. The PRPHA will work for that each project will include homes with a wide range of income that generally represent low-income families in Puerto Rico. However, according to HUD requirements, admissions from families whose income does not exceed thirty percent (30%) of the area median income may not be lower than forty percent (40%) in any fiscal year.

To achieve and maintain the basic objective of providing housing to households with an income range of the PRPHA, review its waiting list to determine if a representative mix of low income, very low and extremely low income. If there is a mix of revenue, the PRPHA will consider strategies to encourage a broader mix of income, including but not limited to conduct outreach efforts focused on certain areas to achieve their goals or setting preferences for admission.

3.2.3 Social Security Number Required

Each family member has a valid Social Security card is required to disclose and present social security number. This requirement also applies to members who join the family after it has been admitted to the shelter. Failure to provide social security number justifies the refusal of admission or cancellation of the lease.

If a family member has no Social Security number, he or she or their parents or authorized guardian must sign a certification stating that such person has no Social Security number.

The certification must include:

- Full name of individual;
- Place and date of birth;
- Claiming that no such person has been assigned a Social Security number and the reasons;
- Stating that the person disclose the Social Security number, if you get the number in the future and
- The certification shall be signed by the individual or their parent or guardian and must include date approved.

The PRPHA can use official documents of other federal or State Government agencies to verify the social security number. For the determination of eligibility for continued occupation, the residents of sixty-two (62) years or older as of January 31, 2010, shall be exempt from present evidence of their social security. The PRPHA provides that in cases that warrants include a child of six (6) years as part of the family composition, may be the member through the creation of an alternate identification number and the granting of ninety (90) days to the head of family to present a valid evidence of the minor's social security.

The AVP shall comply with the provisions on Notice PIH2010-03 (HA) for the verification of the social security numbers or any HUD's instruction of this matter.

3.2.4 Citizenship or Eligible Immigration Status

Section 214 of the Law on Housing and Community Development 1980 and its amendments restrict HUD to provide financial assistance to people who are not citizens, unless they meet one of the categories of legal immigration status specified in Section 214.

The federal housing assistance is available only to citizens of the United States of America, belonging to national territorial possessions of the United States, (hereafter referred to as citizens and nationals) or persons with lawful immigration status and eligibility. In at least one family member must be a citizen or national, or have an eligible legal immigration status in order to qualify for any level of assistance.

All applicant families must be notified about the requirement to submit evidence of their citizenship status when applying. As far as reasonable and in accordance with the Plan of the

Agency's limited English proficiency (LEP) the notice must be published in a language of knowledge, the person is not fluent in English.

HUD requires that each family member declares whether he is a citizen, national or immigration status is legal and eligible. Those who choose not to have to prove eligibility status shall be deemed ineligible.

For citizens, nationals and those with eligible immigration status of the declaration should be signed personally by the head of household, husband, and any other family member older than eighteen (18) years and a parent or guardian of minors. The family must identify in writing those family members who choose not to prove their immigration status. A person attending or helping others (guides), children or adults under temporary custody are not required any kind of statement.

The citizenship or immigration status of each eligible family member must be determined, regardless of age. The declaration of an adult will have to be signed by him. For a minor, the declaration must be signed by an adult (which reside in the dwelling) who is responsible for the minor. In every new addition to the family, whether adult or child is need determine the citizenship or immigration status prior to admission. Evidence of eligible immigration status is required only once for each household member applying for the continued occupation.

Before being admitted, all citizens need to sign the declaration of Section 214 under penalty of perjury. Applicants and household members are required to show proof of their status by providing at least two (2) of the following documents in original or certified copy:

- Birth Certificate
- Passport
- Certificate of Baptism
- Military ID
- Military Form DD 214

Family members who are citizens or are not nationalized not require additional information from the above, unless the PRPHA receives information indicating that an individual's statement is not accurate.

In addition to the declaration signed before being admitted, the family members who declare themselves to be "citizens not eligible" need sign a form consenting to the investigation and cooperate with the efforts of the PRPHA to verify their immigration status.

The documentation required to establish the status of eligible citizens do not vary depending on such factors as: the date the person entered the United States, the conditions under which their immigration status was granted, and the person's age. Citizens who are not eligible and sixty-two (62) years of age must sign a statement about his immigration status, the consent form and provide verification of original documents from the Department of Immigration and Naturalization Service (INS).

Those who are not citizens and do not wish to prove their immigration status must provide their name for it to be included in a list of family members who do not wish to prove their immigration status. This list must be signed by the head of household, the husband or wife or partner (regardless of citizenship status) and it should indicate the status of their ineligibility. The PRPHA is not required to verify the status of ineligibility for a family member and does not require the Agency to report the presence of individuals who are illegally in the United States Department of Citizenship and Immigration Services.

The housing assistance to students who are not citizens is prohibited. This prohibition extends to the wife or husband who is not citizens, including children who accompany or join the student is not that non-citizen. This prohibition does not extend to the husband or wife of a student who is not a citizen, if the husband or wife is a legal citizen. The same applies to children of this family. This family is eligible for family assistance apportioned as mixed.

A mixed family is eligible for admission if at least one family member is a citizen, is nationalized, or eligible non-citizen. Families that include eligible and ineligible individuals are considered mixed families. These families will be informed that its assistance or aid is apportioned, and which may request a hearing if the family does not agree with the determination.

The PRPHA must verify eligibility on the immigration status of new members when the Head of Household request the inclusion of the member in the Lease Agreement.

3.2.5 Consent to Disclose Information for Families

HUD requires that each adult family member, and the head of the family, spouse, or partner regardless of age, sign the form HUD-9886 Authorization to disclose information and consent forms as required by the PRPHA to gather the information necessary to determine the eligibility of the family and the assistance they receive.

The PRPHA will deny admission to the program if any family member or applicant does not submit the signed consent forms that allow the PRPHA to obtain information it considers necessary to administer public housing programs.

PART 3: Notice of Eligibility or Denial of Admission

3.3.1 Notification of eligibility or ineligibility

For a family that does not meet the eligibility criteria that are discussed in Parts II and III will be denied admission.

Additionally, HUD requires or allows the PRPHA to deny admission based on certain types of conduct of current or past members of the family, as discussed in this Part. The authority of the Agency in this area is limited by the Violence Against Women Act of 2005 (VAWA). That law

expressly prohibits denying admission to applicants qualified by the fact that this person has been the victim of domestic violence or persecution.

3.2.2. Obligation to Deny Admission

HUD requires the Public Housing Administration to deny assistance if:

1. If any applicant family member has been reported in the last three (3) years for drug-related criminal activities. Drug-related criminal activity is the illegal production, sale, distribution, or use of any drug or drug possession with intent to manufacture, sell, distribute or use drugs as defined in section 102 of the Substances Act controlled [21 USC 802]. Related activities including drugs they have been made within or outside the premises of the PRPHA. The PRPHA may be admitted to an eligible family was evicted from an assisted living by the federal government in the last three (3) years for drug-related criminal activity, if the agency verifies that the household member involved in such criminal activity has completed a rehabilitation program approved by the Agency or the person who committed the criminal activity no longer resides with the family.

2. If the PRPHA has reasonable cause to believe that a household member is currently using illegal drugs.

3. If the PRPHA is reasonable evidence to believe that a household member for his history of abuse or current abuse or current abuse or past abuse of alcohol, would endanger the health, safety or right to peacefully enjoy the premises by other residents. In determining reasonable cause, the PRPHA will consider the entire evidence probable, but not limited to, records of lawsuits or judgments, arrests, evictions or family members linked to the use of illegal drugs or abuse alcohol, incidents reports from the Management Agents. A sentence will have more weight than an arrest. The PRPHA will also consider evidence from people who provide treatment or community organizations that provide rehabilitation services to household members.

4. If a family member has been sentenced for criminal activities related to the production of drugs such as meta-amphetamine, at the premises of assisted housing by the federal government. This represents ineligibility for life.

5. If any family member has been subject to registration for the rest of his life in a state registration of sex offenders. This represents ineligibility for life.

3.3.3 General Eligibility Criteria

The PRPHA has set standards prohibiting the admission of applicants to public housing programs, whether these are involved in criminal activities or if the PRPHA is reasonable evidence to believe that a household member could jeopardize the health, safety or right to peaceful enjoyment of the premises of any other resident or employee because of his history of abuse or current abuse or current abuse or history of alcohol abuse.

The PRPHA is responsible for verifying the behavior of the family and whether it should be considered for entry into the program. Hence, the Agency considers that an applicant's criminal history involving crimes of physical violence to persons or property and other criminal acts adversely affect the health, safety or welfare of other tenants.

The PRPHA has also established criteria to refuse admission or continued occupation based on past conduct and other criminal activities. If any member of the family is currently involved or has been involved in any criminal activity listed below, depending on the terms set forth in this policy, the family is not admitted:

1. Other Criminal Activity - means a history or record of criminal activities related to violence or threats to use violence toward other persons or property, or any other record of criminal activity or conduct which could adversely affect the health, safety or welfare of other residents or employees of the PRPHA.

2. Violent Criminal Activity - means any criminal activity that has as one of its elements the use, attempted use or threatened use of physical force or violence sufficient to cause or could cause serious personal injury or private property, including domestic violence and child abuse.

3. Criminal Sexual Conduct - means any sexual offense, including but not limited to rape, sexual assault, incest, indecent or immoral acts or abuse of children, adversely affecting the health, safety or welfare of other residents or employees of the PRPHA.

3.3.4 Evidence

The evidence of the family record of such criminal activity include, but are not limited to any records of protection orders, judgments, arrests, evictions or criminal activities because of drug-related, tentative or violent criminal acts perpetrated by a household member.

HUD allows the PRPHA to deny admission based on relevant information about the behavior or past behavior of the family and its ability to be a tenant. In case of unfavorable information with respect to an applicant, the PRPHA must consider the time, nature and extent of the conduct of the applicant including the seriousness of the offense. The PRPHA may also consider whether the cause of unfavorable information is that the applicant has been a victim of domestic violence, persecution, or stalking.

1. **The agency refused admission to an applicant family if it is determined that the family:**

Family Actions	Ineligibility Causes	Period in Years
People registered for life in a state registry of sex offenders	Criminal Activity	Ineligible for Life
People convicted by the production and distribution of methamphetamine on the premises of an assisted housing with federal funds.	Criminal Activity	Ineligible for Life
Drug-related criminal activity on or off the premises of an assisted housing with federal funds.	Criminal Activity	3 years
Other criminal activities no related with drugs.	Criminal Activity	2 years
Exceed the maximum income limits	Income Limits	Until qualifying
The family has a record of not fulfilling their financial obligations, including leases for the past 5 years.	Breach of contract in subsidized programs with federal funds	2 years
The family has a record of causing disturbances with their neighbors, destruction of property, or bad habits or cleaning in the last 3 years, which could endanger health, safety or welfare of other tenants.	Breach of contract in subsidized programs with federal funds	2 years
The family has been evicted or terminated the assistance in subsidized programs with federal funding in the last 3 years.	Breach of contract in subsidized programs with federal funds	2 years

The family owes rent or other sums of money to the Agency or any other agency or owner, in connection with any housing program subsidized with federal funds.	Breach of contract in subsidized programs with federal funds	2 years
The family has provided inaccurate information, false or incomplete information regarding your eligibility, including income, special treatment for admission, costs, family composition or leases.	False Representation	Ineligible for Life
The family has committed fraud, extortion, or any other corrupt or criminal act in connection with any federal housing programs.	Breach of contract in subsidized programs with federal funds	2 years
The family has participated in or has threatened the staff of the PRPHA with violence or abusive behavior.	Violent Conduct	2 years

Abusive or violent behavior against staff of the PRPHA includes verbal abuse, physical violence. The use of racial epithets or any other written or oral language, which is generally used to intimidate can be considered abusive or violent. Threats relate to physical gestures, verbal threats or oral interpreting or imply intent to abuse or violence.

3.3.5 Factors of Evidence

The PRPHA will consider the existence of documents such as job loss or other financial hardship before denying assistance to an applicant family if it for such reasons, could not meet its financial obligations. Supporting factors are factors in the applicant's file related to difficulties in paying the rent or misconduct shown after scrutiny:

1. why there is a record of not paying the rent or the reasons why there was misconduct in the past,
2. the current status of rent payments and conduct,
3. the potential of the applicant to comply with the lease.

To the factors supporting documents may be accepted in the research process of the PRPHA such circumstances must be verified.

If the circumstances stated by the applicant documents related to change in disability, medical condition, or course of treatment, the PRPHA has the right to refer such information to qualified individuals or individuals with sufficient knowledge to assess the evidence and to verify them.

The PRPHA will also have the right to request additional information necessary to verify the circumstances, evidence, even if such information is of a confidential medical nature. These investigations are limited to request the information necessary to verify the mitigating circumstances, or in the case of a person with a disability to ensure reasonable accommodation.

3.3.6 Verification of Eligibility

Under the Act, the Quality Housing and Work Responsibility (QHWRA) of 1998, Section 578 and Section 5903 of Volume 24 of the Code of Federal Regulations, Part 5 (2CFR5.903), the PRPHA is authorized to obtain records or files containing criminal records, FBI, state and local police agencies and other offices that impose the law, in order to verify the eligibility of applicants, execute the Contract and make eviction. To get access to these records the criminal PRPHA requires each family requesting assistance to sign a Certificate of Consent. This certification must be signed by each adult household member older than eighteen (18) years. PRPHA may also request the records of juveniles who have been sentenced as adults.

The PRPHA corroborated the criminal record to determine if any adult family member has been involved in criminal activities or drugs or was a sexual predator and must comply with the requirement of registering as such in a register State sex offenders.

The PRPHA is also authorized to request and obtain information from applicants to agencies for treatment of drug use or abuse. Treatment Agency for Substance Abuse is an entity that is projected to provide community services for diagnosis, treatment, or recommended to other agencies for treatment of abuse of illegal drugs and can be identified as a unit within an agency or clinic for general care or an entity in itself.

The PRPHA will investigate all applicants for adults whether they use or have used any illegal controlled substance and whether they are currently receiving or had ever received treatment at a treatment agency for substance abuse.

All adult applicants who respond affirmatively required to sign a written consent that allows the PRPHA to receive information from the Agency for the Treatment of Drug Abuse, indicating only that the agency has reasonable cause to believe that the applicant is currently using illegal controlled substances. The authorization will be sent to the Agency for the Treatment of Drug Abuse and receive a permit as PRPHA

The PRPHA will keep the information received in absolute confidentiality. This information is not inappropriately disseminated and will be destroyed after a period of five (5) days after the date on which the PRPHA make your final decision to admit the person as a family member under the Public Housing Program.

If the application is denied or revoked, the evidence in the possession of PRPHA from the Agency for the Treatment of Drug Abuse to be destroyed immediately.

The PRPHA will document in the archives of the family that the family was denied admission or residence was canceled because of evidence of the Agency for the Treatment of Drug Abuse.

3.3.7 Research Process for determining capacity as Tenant

The PRPHA will deny admission to applicants whose habits and practices could reasonably have a negative effect on the operations of the project or neighborhood or the quality of life for its residents.

The PRPHA will interview all applicants in detail. The interview will consist of questions designed to assess the ability of applicants to meet residence requirements. Most questions are subject to verification by third parties. The distortion of information from an applicant regarding your eligibility, preference for admission, record of housing allowances, family composition or income will result in denial of admission.

Applicants must demonstrate the ability and willingness to comply with the terms of the lease, either alone or with the assistance of others, which must be shown upon admission.

The minimum age imposing the PRPHA to admit a Head of Household is eighteen (18) years. The PRPHA will not allow a parent or legal guardian sign the contract on behalf of a Head of Household less than eighteen (18) years.

As part of the final determination for admission, the PRPHA will investigate each applicant to assess their suitability as a tenant. For the evaluation, the PRPHA will depend on other sources of information. Those sources could include but are not limited to, the PRPHA records, personal interviews, interviews with owners where the applicant has resided in the past, employers, social workers, probation officers, court and criminal records, clinics, doctors or Agencies that impose law and order.

The investigation of the relevant information from the PRPHA regarding the habits and practices past and present include, but are not limited to an assessment of:

- rent and utilities;
- the care of housing and facilities;
- respect the rights of other residents to enjoy peace in your home;
- criminal activities that pose a threat to the health, safety or property of others;
- the behavior of all household members, and
- compliance with any other essential condition of the lease.

3.3.8 Criteria to refuse admission

The PRPHA must have convincing evidence of the alleged violation and must establish the violation by a preponderance of the evidence. The evidence can be obtained from the following sources:

- Judicial and police records;
- Probation Officer's file;
- Parole Officer's Records;
- Landlord References;
- Social Services Providers;
- Home visits; and
- Reports of the Management Agents

The testimony of neighbors, when combined with other evidence, it can be used in the evaluation. Other evidence may be convincing documentation from a drug investigation, arrest warrant or evidence collected by employees of the PRPHA.

The preponderance of evidence is defined as the evidence that has greater strength or weight or more convincing than the evidence offered in opposition, that is, evidence which as a whole, demonstrates that they are trying to prove is more likely positive to negative. The intention is not to prove criminal charges, but to prove that the events occurred. The preponderance of the evidence cannot be determined by the number of witnesses, if not the greatest weight of the evidence.

3.3.9 Consideration of Circumstances

In the event that the PRPHA receives unfavorable information regarding a person applying for, consider the time, the nature and extent of the person's conduct, including the seriousness of the offense. In a manner consistent with its policies, the PRPHA can give consideration to factors that may indicate a reasonable likelihood of future changes in the conduct of that person.

The Agency will consider the following factors before making your decision, but in no way obliged to make its determination solely by them:

1. the seriousness of the case, especially with regard to how it would affect other residents;

2. the impact that denial of admission may have on other family members who were not involved in the action or lack thereof;

3. the degree of participation or culpability of individual family members, including whether the family member offender is a minor or a person with disability;

4. if the person is a victim of domestic violence, persecution or stalking;

5. the time elapsed since the violation occurred, the recent history of the family and the likelihood of favorable conduct in the future;

6. evidence of participation or willingness of family involvement in seeking social service programs or other appropriate counseling and advice.

3.3.10 Removing the name of a family member of the Application

The PRPHA will impose a requirement of disqualification to the admission to family members who participated or were guilty of an act or failure to warrant the denial of admission. In accordance with provisions of the preceding indents and policies prescribed by HUD and PRPHA, such persons may not reside in the unit.

As a condition of receiving assistance, a family may choose to request to remove the disqualified member. In such cases, the Head of Household must certify, under penalty of perjury, Lease cancelation and eviction, that it will not allow family members to visit or stay as a guest in the unit of public housing.

After admission to the program at the request of the PRPHA, the Head of Household must present evidence that the family member does not reside in the dwelling.

3.3.11 Reasonable Accommodations

If the family includes a person with a disability as a member of the family, the decision of the PRPHA to the admission or exclusion is subject to consideration of such a condition as proof or disqualified to eligibility, as appropriate.

If the family indicates that the behavior of one of its members resulting from a failure condition is the only reason why refused admission, the PRPHA assesses and determines if the behavior is related to disability. In which case the family provide the documentary evidence including a certification of expert as may be necessary to establish such justification. If so, the family should apply to the PRPHA consider establishing alternate measures as reasonable in relation to the condition established. The PRPHA will consider only those reasonable accommodations expected can remedy the behavior of the disabled person and can be verified and certified by a doctor or any other health professional with expertise in disability or alleged status, as determined by the PRPHA. Where the required measures could not be supplemented by the PRPHA due to his cost means that the reasonable accommodation available and the Agency will not be obliged to make up for it.

3.3.12 Prohibition Against Denial of Assistance to Victims of Domestic Violence, Sexual Harassment and Persecution

The Law of Violence Against Women 2005 (VAWA) prohibits denying admission to a person who otherwise would have qualified based on that person is or was a victim of domestic violence, sexual abuse, harassment or persecution. Specifically, Section 607 (2) of VAWA adds the following provision to Section 6 of the Housing Act in the U.S. 1937, indicating the provisions and requirements of the Public Housing Program:

> **Each Annual Contribution Contract (ACC) will provide that the public housing agency shall not deny admission to any project otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, sexual abuse, harassment or persecution and that nothing in this Section shall be construed to replace any available federal or state or local law that provides greater protection than that stipulated in this section for victims of domestic violence, sexual abuse, harassment or persecution.**

3.3.13 Definitions Relating to the Law on Violence Against Women (VAWA)

1. Domestic violence - includes crimes or minor offenses committed by a former spouse or current spouse of the victim, or a person with whom the victim shares a child in marriage, or by a person who has cohabited or lived together with the victim as a spouse or a person or place in a position similar to that of the husband of the victim in the jurisdiction that receives federal funds and is under the laws of domestic or family violence, or any other person against a victim adult or young person who is protected from acts of such person under the laws of domestic violence or family court.

2. Dating violence - is a type of violence committed by a person which has been or is in a social relationship of a romantic or intimate with the victim, the existence of such a relationship should be determined based on consideration of the following factors: duration and type of this relationship, and frequency of interaction between the person involved in this relationship.

3. Pursuit - Pursuing harass or repeatedly committed acts with the intent to kill, injure, intimidate or harass another person or to monitor a person with intent to kill, injure, intimidate or harass a person carrying a state of fear his life or personal injury or emotional damage caused to that person or a family member of the victim, (linked by marriage or blood) or due to course or as a result of such persecution, harassment, surveillance or persecution or repeated acts.

The PRPHA recognizes that a victim of domestic violence, sexual abuse, harassment or persecution, can have a negative history that could cause the denial of assistance under the policies of the PRPHA. Therefore, if the PRPHA determines denied admission to the family asks that the history of disadvantage, the PRPHA will include in its notification a declaration of

ineligibility for protection against denial of assistance, as the Law on Violence Against Women (VAWA) and give the family requesting the opportunity to provide documentation stating that the cause of the downturn in the family history is because a family member has been the victim of domestic violence, sexual abuse, harassment or persecution.

The documentation should include:

1. A statement writing and signed, under penalty of perjury or certified by a lawyer by the victim of violence or abuse that provides the name of the perpetrator and certify that the above incidents are true incidents of domestic violence, sexual abuse, harassment or persecution, and one of the following:

    a. A Report of the Judicial Police or a record documenting the abuse or threat.
    b. A statement signed by an employee, agent, or a person providing a service to the victim, a lawyer, a doctor, or other knowledgeable professional to whom the victim has sought to receive care or treatment to address these threats or abuse . The professional must attest under penalty of perjury that the incidents are real incidents of abuse and the victim must sign or attest the statement.

The applicant must submit the required documentation with a request for an informal hearing must request in writing at that time an extension of time to present the evidence. If the person requesting the extension, the PRPHA will grant an extension of five (5) working days and postponed the hearing informally with the person applying until after they have received the documentation or the extension period expires. If after reviewing the documentation provided by the person requesting the PRPHA determines that the family is eligible for assistance, need not be performed informal hearing and proceed with the PRPHA process of admission of the family. These victims will have preferential treatment in the Waiting List.

In cases where the family requests that include the perpetrator and the victim of domestic violence, persecution or harassment, the PRPHA will proceed as explained in the previous paragraph but will require further eliminate or remove the perpetrator of the crime home and not allow it to reside in the unit of public housing.

All information provided to the PRPHA related violence, domestic abuse, harassment, persecution, including the fact that an individual is a victim of such violence or abuse, should be kept strictly confidential and will not be sharing information in a database or provide such information to other institutions, with the exception that the information (i) is allowed or approved by the individual in writing, (ii) the information required for an eviction, or (iii) the information is required by applicable law.

3.3.14 Notice of Eligibility or Denial

PRPHA The applicant shall notify the family of the final determination of eligibility. The information received by the PRPHA will be verified and analyzed, and will make a determination with respect to:

- eligibility of the family that requested;
- eligibility of the applicant with regard to income limits for admission;
- eligibility of the applicant with regard to their citizenship or immigration status, and
- preference category, if any, to which the family is entitled.

Assistance for a family may not be delayed, denied or terminated based on immigration status of a family ineligible, unless and until the family completes the entire verification process and appeals to which they are entitled under the procedures of the PRPHA and immigration, except for a pending hearing with the PRPHA.

For applicants who are determined not ineligible to be admitted will be notified with a letter of notification of ineligibility, within ten (10) working days after receiving the complete application. This letter should explain why it refused admission. The PRPHA will provide applicants the opportunity of an informal hearing.

Part 4: Informal Hearing

3.4.1 Appeal of the Applicants

If any information is disclosed due to the PRPHA denied admission to the applicant and issue an application cancelation or deny the preference, the PRPHA will send a notification:

- inform the applicant why it is considered ineligible or the application is withdrawn from the waiting list or denied preference;
- notify the applicant of his right to request an informal hearing if the PRPHA receives the request for hearing within ten (10) days from the date of notification. The request must be in writing and must clearly state the reasons for requesting the informal hearing and should be sent to the address provided in the notice;
- notify the applicant of their rights to dispute credit information reports, information from the Enterprise Income Verification (EIV), information from the Police Agency, and other information requested or determined by the PRPHA according to federal premises or, if this was the basis for the determination of ineligibility, but do not have to accompany it with the notice, but do it available for review;
- notify applicants if they have a disability not previously disclosed, the disclosure of this condition may lead to consideration of mitigating circumstances or if a reasonable accommodation related disability;
- notify applicants if they require reasonable accommodation at or after requesting an informal hearing, the decision on the reasonable accommodation will be made by the officer who presides over the hearing.
- provide a description of the process of the informal hearing and to inform applicants who have the right to be represented by counsel or any other individual

during the informal hearing, review the contents of your file before the hearing, the right to submit documents and additional evidence, and testify at the hearing.

3.4.2 Programming the Informal Hearing

After receiving the written request of the applicant, the Officer must be appointed by the PRPHA schedule Informal Hearing. The hearing must be held within a period of fifteen (15) days after receipt of the request by the Informal Hearing from the applicant. The hearing may be postponed if there is a just cause.

A letter notifying the View Informal must be submitted by the Officer appointed by the PRPHA to the address of the applicant to take the records. The letter informed of the date, time and place to be held the informal hearing. The letter further informed of the rights of the applicant to present evidence and testimony, reviewing the record, request a reasonable accommodation or sign language interpreter and to be represented by an attorney or other individual at the hearing. The hearing was conducted at a convenient time and in a place accessible to the applicant and the PRPHA. If an applicant requires a reasonable accommodation is requested at or after the hearing request, the decision regarding the accommodation will be made by the Officer of the hearing and in any case the celebration could postpone providing such arrangement.

3.4.3 Rights of Applicants for the Informal Hearing

During the hearing, the PRPHA will present its evidence supporting the determination of ineligibility, withdrawal, or denial of preference (s). The applicant is given an opportunity to present evidence and testimonies that may refute understand the determination of the PRPHA.

3.4.4 Requirements for Fair Procedures

The Informal Hearing meets the following requirements of fair procedures:

1. If the applicant requires that the employee of the PRPHA that made the decision to be present to provide facts and questioning if it is still an employee of the PRPHA, it must be present.

2. An employee of the PRPHA has not participated in the original decision should underpin the hearing.

3. The decision should be based solely on evidence presented during the hearing and any evidence received in advance by the PRPHA. Any evidence presented during the hearing must be considered again by the officer conducting the hearing.

4. The applicant and / or your representative have the right to inspect the file before the hearing. The PRPHA requires that the applicant sing an Authorization and Confidentiality Certification to its representative may inspect the records.

5. After completion of the hearing, the applicant or the PRPHA may request that the record be kept open for the submission of new evidence. The Officer of the hearing should set a date to close the file and can also postpone this date if there is a just cause. The applicant must receive a letter notifying the termination or extension if any. If the PRPHA does not wish to consider additional evidence presented during the hearing or filed after the hearing must notify the applicant in writing and provide the applicant an opportunity to review the evidence and provide reasonable time for him to respond and review the information.

3.4.5 Decisions of the Informal Hearing

After the informal hearing the Officer appointed by the PRPHA will send the applicant a letter informing the decisions of the Informal Hearing with the following:

- A summary of Hearing;
- The decision of the Officer of Hearing, along with the findings and determinations.
- An explanation of the regulations or other requirements used in the decision and
- An explanation of the applicant's right to request reconsideration by the PRPHA within seven (7) working days from the date of notification of the decision.
- Notification of the decision will make to the postal address known to the applicant as state in the application file, by certified mail or in person upon receipt.

All decisions of the Informal Hearing must occur within a period of fifteen (15) days from the hearing or the closing of the file, whichever comes first. The PRPHA will host the dispositions of the Uniform Administrative Procedure Act (§ LPRA 3 sec. 2101 et seq).

3.4.6 Change in Eligibility Determination on Request Withdrawn or Denied Preference (s)

If as a result of information submitted by the applicant during the Informal Hearing, the PRPHA changes its decision, a new application is not required and is returned to the original application for turn on the waiting list using the date and time of the original and application (s) preference (s) applicable (s).

If the decision to deny a (s) preference (s) is changed, the position of the applicant on the waiting list pre-selected will be restored according to the determination.

3.4.7 Confirmation of PRPHA on the Determination of Eligibility, Request Withdrawn or Denied Preference (s)

If the decision of an appeal remains the determination of ineligibility, the applicant may submit a new application for admission Waiting List allows, not before six (6) months after the decision of ineligibility is confirmed. This timeframe would allow the applicant or household member's conduct or to correct the situation that led to his disqualification.

Applicants who are denied preference may re-apply again for the same or different preference at any time, provided that the Waiting List allows.

CHAPTER IV - APPLICATIONS, WAITING LIST AND TENANT SELECTION

Introduction

When a family desires to live in public housing, the family must submit an application that provides the PRPHA with the information needed to determine the family's eligibility. HUD requires that the PRPHA place all eligible families that apply for public housing on a waiting list. When a unit becomes available, the PRPHA must select families from the waiting list in accordance with HUD requirements and PRPHA policies.

The PRPHA has adopted a consistent procedure to accepting applications, placing families on the waiting list, and selecting families from the waiting list. The order in which families are selected from the waiting list can be affected if the family has certain characteristics designated by HUD or the PRPHA to receive preferential treatment.

The PRPHA shall comply with all equal opportunity requirements and it must affirmatively promote fair housing goals in the administration of the Program. Adherence to the selection policies described in this Chapter ensures PRPHA's compliance with all relevant fair housing requirements, as described in Chapter II.

The Chapter IV has three (3) parts:

Part 1: Applying for Admission

Part 2: Management of the Waiting List

Part 3: Tenant Selection

Part 1: Applying for Admission

4.1.1 How to Apply

1. The families who wish to apply for the PRPHA public housing program must complete a written application. The applications will be made available in an accessible format from a person with a disability, as per request.

2. The families may obtain application from the PRPHA office during regular business hours. Families may also request, either by telephone or by mail, the documents relates to application, or they may access the PRPHA's website at http://www.avp.gobierno.pr.

3. The families with disabilities may contact the PRPHA to coordinate other arrangements in order to complete an application.

4. The application completed during the regular business hours in the PRPHA's Offices designed for this purpose. The applications must be complete in order to be accepted for processing. If an application is incomplete, the PRPHA will notify the family about the additional information required.

Due to local housing demands, the applications on the Waiting List, and the ninety (90) day limit of verified information, the PRPHA has divided the process of receiving applications into a two-step process, as follows:

a. The first step is the initial application for admission, called Pre-Application, which establishes the family's potential eligibility and placement on the Waiting List. The Pre-Application will be stamped with the hour and date of receipt and processed in order to determined the preferences, bedrooms and rmandatory deduction, when apply.

b. The second step is the final determination of eligibility for admission, called Full Application. The full application takes place when the family reaches one of the top ten (10) positions on the Waiting List. At this time the PRPHA will ensure that verification of all eligibility factors is current and complete in order to determine the family's eligibility for an offer of a suitable housing unit according with the family's needs.

During the Pre-Application process, the family will sign and self-certify that the information they are providing is true and correct. During the final determination of eligibility for admission, the family will be required to appear for a formal interview. This may be on-site at a development or at the Admission and Occupancy Regional Office. The formal verification will take place during the final determination of eligibility for admission.

4.1.2 Initial Application Procedures

1. The PRPHA will utilize a preliminary Pre-Application for the initial application for the Public Housing Program.

2. Once completed, the Pre-Application can be submitted to the PRPHA by mail, by fax, or present personally during regular business hours, the Pre-Application is found also in the internet website http://www.avp.gobierno.pr where can be filled and all the data transmitted electronically to our system computerized to be processed. If a request is incomplete the AVP will notify the family so that this provides the additional information.

3. A translation will be provided by the PRPHA staff or an outside source to non-Spanish or non-English speaking applicants.

4. The Pre-Application will contain questions designed to obtain the following information:

a. Name and Age of household members;
b. Household Composition;
c. Social Security Numbers for household members;
d. Physical and Mailing Address;
e. Phone Numbers;
f. Annual Income;
g. Source(s) of income received by household members;
h. Assets;
i. Date and Place of Birth, and Citizenship;
j. Information regarding request for reasonable accommodation or for accessible unit;
k. Race, Ethnicity; and
l. Marital status.

5. The duplicate applications will not be accepted. Applications from a segment of an applicant household will be accepted.

6. The Pre-Applications will not require interviews. The information provided in the application will not be verified until the applicant has been selected for final eligibility determination. The final eligibility will be determined when the full application process is completed and all information is verified.

7. The applicants must inform the PRPHA in writing of any change in address, telephone number, family composition, and change in preferences, good cause, income, or other information which may affect the status of the family's application. In the case of an applicant with no fixed address, such as a homeless household, the address of a social service agency (private or public) will be used for PRPHA contact; however, if the applicant finds permanent housing, the address must be reported in writing immediately to the PRPHA. The changes will be accepted over the phone for disabled applicants.

8. The applicants are also required to respond to requests from the PRPHA to update information on their application or to determine their continued interest in assistance. The notice will request for each applicant to return the response if he or she is still interested in public housing, and to indicate on the response any changes in household size, income, postal or physical address and other information as requested. The applicants must respond to the specific requests and/or update their information as requested within ten (10) business days.

9. Failure to provide information or to respond to mailings will result in the applicant being removed from the waiting list. The applicant is entitled to an informal hearing upon withdrawal from the Waiting List.

4.1.3 Notification of Applicant Status

Written notice will be sent to the families found to be preliminarily eligible after reviewing their Pre-Application. This written notice of preliminary eligibility will be mailed or distributed to the applicant in the manner he or she requested as a reasonable accommodation, if necessary.

4.1.4 Completion of Application Process

1. All preferences claimed on the Pre-Application form, or while the family is on the waiting list, will be verified once the applicant reaches the top ten (10) positions on the waiting list and completes the full application process.

2. The qualification for preference must exist at the time the preference is verified regardless of the length of time an applicant has been on the Waiting List.

3. A written notice will be sent to applicants on the waiting list who will be selected in the near future. The notice will request the applicant to make an appointment by contacting the PRPHA or it will notify the applicant of an application interview and request the applicant to bring all documents necessary to verify all eligibility criteria. The eligibility criteria to be verified will be listed in the notice.

4. The full application will be completed when the applicant attends the interview. All adult family members must attend the interview and sign the housing application. Exceptions may be made for adult students attending school out of the area or for members for whom attendance would be a hardship; in these circumstances reasonable accommodation may be provided upon request. Both the head of household and their spouse are required to attend the interview.

5. If the head of household cannot attend the interview, the spouse may attend to complete the application and certify on behalf of the family. However, the head of household will be required to attend an interview within seven (7) business days to review the provided information and to certify by signature that the information provided is complete and accurate.

6. If an applicant fails to appear for an appointment the PRPHA will automatically schedule a second appointment. If the applicant misses the second appointment without giving prior notice or rescheduling, the application will be withdrawn from the Waiting List unless he or she can provide acceptable documentation to the PRPHA that justify the absence to the appointment. The applicant shall not be entitled to an Informal Hearing.

7. Reasonable accommodation will be made for applicants with a disability who require an accessible office and/or a counsel or advocate present during the

interview. A designee will be allowed to provide information only with written permission from the person with the disability.

8. All adult members, of eighteen (18) and older, must sign Form HUD-9886, "Release of Information and Privacy Notice", the declaration and consent forms related to citizenship/immigration status, and any other documents required by the PRPHA. The applicants will be required to sign specific verification consent forms to allow PRPHA to obtain needed information from sources not covered by the Form HUD-9886. Failure to comply with that requirement will result in denial of application.

9. The information provided by the applicant will be verified, including information related to family composition, income, allowances and deductions, assets, eligible immigration status, full-time student status, and other factors related to preferences, eligibility, and rent calculation.

10. If the PRPHA determines at or after the interview that additional information or documents are needed, the PRPHA will request the documents or information in writing. The family will be given seven (7) business days to submit the information. If the information is not submitted within this period, the PRPHA will provide the family a notification of denial for assistance.

4.1.5 Processing Applications

As families approach the top ten (10) positions on the Waiting List, the following items will be verified to determine eligibility for admission to the PRPHA's Public Housing Program:

a. Preferences;
b. Family composition and type;
c. Annual income;
d. Asset and Asset Income;
e. Deductions from Annual Income;
f. Social Security Numbers of all family members;
g. Information used in Applicant Screening;
h. Citizenship or eligible immigration status;
i. Criminal History Report; and
j. Other information as specified in Chapter III and determined by the PRPHA and on a case-by-case basis.

4.1.6 Final Determination and Notification of Eligibility

After the verification process is completed, the PRPHA will make a final determination of eligibility. This decision is based upon information provided by the family, the verification completed by the PRPHA, and the tenant suitability determination.

The family is not eligible for a unit offer until the final determination of eligibility has been made regardless of prior determinations of preliminary eligibility or whether they were placed on the Waiting List.

4.1.7 Placement on the Waiting List

1. The PRPHA will place on the waiting list families for whom the list is open unless the PRPHA determines the family to be ineligible. When the family is determined to be ineligible, the PRPHA must notify the family in writing. When the family is determined to be eligible, the family will be placed on a waiting list of applicants according to applicable preferences, date and time their complete application was received by the PRPHA, and qualifying unit size.

2. If on a basis of information of the family, the PRPHA determine that the family is ineligible, the family will not place on a Waiting List. When the family is determined to be ineligible, the PRPHA must notify the family in writing within ten (10) business days of receiving the family's completed application. The notice will specify the reason(s) for ineligibility, and will inform the family of its right to request an Informal Hearing and explain the process for doing so.

3. The PRPHA will send a written notification of the preliminary decision of eligibility within 10 business days after received the complete application. The notification can indicate also if the family would be able to qualify to be included with preferences or with special accommodation in the Waiting List.

4. Placement on the Waiting List does not indicate that the family is, in fact, eligible for admission. A final determination of eligibility and qualification for preferences will be made when the family is selected according with the turn on the Waiting List.

5. The PRPHA will place a family on the waiting list according to the bedroom unit size they qualify for, as established in its occupancy standards (see Chapter V). The families may request to be placed on the waiting list for a unit size smaller than designated by the occupancy guidelines (as long as the unit is not overcrowded according to PRPHA standards and local codes). However, in these cases, the family must agree not to request a transfer for 2 years after admission, unless they have a change in family size, composition, or request reasonable accommodation.

4.1.8 Waiting List Preferences

A preference does not guarantee admission. Preferences are used to establish the order of placement on the waiting list, as they refer to points given to PRPHA applicants who have suffered involuntary displacement, are employed, are veterans or are families of a veteran, are victims of domestic violence, dating violence or stalking, are homeless, are

elderly and/or disabled, and are terminally ill. An applicant may qualify for more than one preference at a time.

The PRPHA has adopted preferences related to the Statement of Housing Needs in the Agency's Annual Plan. Preferences are granted to applicants who are otherwise qualified and who, at the time of the unit offer (prior to lease-up), meet and qualify for the preferences described further below.

The PRPHA will provide each applicant with a description of each preference available. The preferences will be verified the same way as income, assets, and deductions. The preferences will also be verified during the application process as part of both the preliminary and final eligibility processes. Although the PRPHA has established preferences, every applicant must meet PRPHA's selection criteria as defined in this ACOP.

Families who reach the top ten (10) positions on the waiting list will be contacted by the PRPHA Admissions and Occupancy Office to complete a full occupancy application. Failure to complete the application process will result in the removal from the waiting list.

If an applicant makes a false statement in order to qualify for a local preference, the PRPHA will automatically deny admission to the program for the family..

The preference system described below will work in combination with requirements to match the characteristics of the family to the type of unit available, including units with targeted populations and income targeting requirements. The ability to provide preferences for some family types will depend on unit size availability.

The PRPHA will use the following preferences:

1. **Involuntary Displacement Preference** - The involuntary displacement preference applies to applicants who can document and provide verifiable evidence to the PRPHA that they have been displaced by a natural disaster; declared as such by the President of the United States or the Governor of the Commonwealth of Puerto Rico, or through no fault of their own by governmental and private actions.

2. **Employment Preference -** The employment preference targets families that have at least one adult family member who is employed for a minimum of twenty (20) hours a week and who has been employed for twelve (12) consecutive months.

   Employment while the family is on the waiting list – employment by a family member, age eighteen (18) or older, that lasts for a period of at least ninety (90) days or more. The employment must provide a minimum of twenty (20) hours of work per week for the family member claiming the preference.

Employment at the time of offer – to qualify for the preference, the applicant must have at least one (1) family member, age eighteen (18) or older, employed at the time of PRPHA's housing offer. Employment at the time of the offer must be for the ninety (90) day period immediately prior to the housing offer and must provide a minimum of twenty (20) hours per week for the family member claiming the preference.

This preference will also be granted to applicants with adult family members who can provide verifiable documentation to the PRPHA that they are employed or involved in job training, including job training undertaken as a requirement of persons receiving Temporary Assistance to Needy Families (TANF).

3. **Victims of Domestic Violence, Dating Violence, or Stalking Preference** - The domestic violence, dating violence, or stalking preference is available for applicants who can document involuntary displacement due to domestic violence, dating violence, or stalking, and that are victims of serious and repeated abuse by a family member, friend, boyfriend, girlfriend, or other person not related. The actual or threatened violence must have occurred within the past six (6) months or be of a continuing nature. The violence must be documented through:

    1. Federal or local police or court records, and through

    2. a statement, on a form prepared by the PRPHA, stating that the incident or incidents in question are bona fide incidents of abuse. The statement must be signed, under the penalty of perjury, by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional from whom the victim has sought assistance in addressing domestic violence or the effects of the abuse. The victim of domestic violence, dating violence, or stalking must also sign the statement and identify the alleged perpetrator.

    3. The displacement from the unit must be verified as being involuntary to avoid an attempt to circumvent the waiting list by the alleged victim and abuser. When if necessary, the PRPHA will require evidence of a Protection Order ordered by a Court with jurisdiction.

4. Homeless Preference

The homeless preference is available to applicants who can provide verifiable documentation to the PRPHA that the family members lack a fixed, regular and adequate nighttime habitation or that their nighttime dwelling is one of the following:

- A supervised public or private shelter designed to provide temporary living accommodations (this includes shelters provided by the Department of Family, congregate or community shelters and transitional housing);
- A public or private place not designed for, or ordinarily used as, regular sleeping place.

Persons living with existing PRPHA residents, or living with residents on other federalized housing programs either as authorized or unauthorized members of the household, or living with residents in private housing does not qualify for the homeless preference.

The applicant must submit a fully completed and signed "Certificate of Homelessness", which will be provided by the PRPHA. This certificate shall be signed by:

- a public or private facility that provides shelter for homeless individuals,
- the local police department,
- a social service agency, certifying the applicant's homeless status in accordance with the PRPHA's policies.

5. Veterans and Veterans Family Preference

A veteran preference is applicable to applicants who can provide verifiable documentation to PRPHA that they are a veteran or have a veteran or veteran family status member.

Such status is only obtained by the U.S. Veteran's Administration. The applicant must submit a copy of the Discharge document and shall submit a fully completed certificate or veteranship.

The veteran's preference is only applicable to veterans or immediate families of veterans (spouse and children) only if the veteran were discharged under honorable circumstances.

6. Terminal Disease Family Preference

A Terminal Disease Family Preference is applicable to all Applicants who can provide verifiable documentation to the PRPHA that, while on the waiting list, and at the time of the offer of a unit, a family member has a terminal illness or disease whose condition is expected to end in death in a determined time.

7. Elderly or Disabled Families Preference

Applicants who are elderly or disabled will be given a selection preference over all applicants regardless of application date and time, and preference status. An elderly or disabled preference is applicable to all applicants who can provide verifiable documentation to the PRPHA that they are sixty-two (62) years of age or older, or have a mental or physical disability.

Part 2: Organization and Supervision of the Waiting List

4.2.1 Organization of the Waiting List

The waiting list will contain the following information for each applicant:

a. Name and Social Security number of Head of Household
b. Unit size required for the number of family members
c. Amount and source of annual income
d. Accessibility requirement, if any
e. Date and time of Application
f. Household type (family, elderly, disabled)
g. Admission preference
h. Race and ethnicity of the Head of Household

4.2.2 Opening and Closing of the Waiting List

1. Closing the Waiting List

The PRPHA will close the waiting list when the estimated waiting period for housing applicants on the list reaches twenty four (24) months for the most current applicants. If the PRPHA has particular preferences or other criteria that require a specific category of family, the PRPHA may elect to continue to accept applications from these applicants while closing the waiting list to others.

2. Reopening the Waiting List

The PRPHA will announce the reopening of the waiting list at least ten (10) business days prior to the date when applications will first be accepted. Such notice will state if the list is only being reopened for certain categories of families, as well as where, when, and how applications are to be received.

The PRPHA will give public notice by publishing the relevant information in suitable media outlets including, but not limited to local and regional newspapers and the PRPHA website http://www.avp.gobierno.pr.

4.2.3 Family Localization

The PRPHA will monitor the characteristics of the population being served and the characteristics of the population as a whole in the PRPHA jurisdiction. Targeted outreach efforts will be undertaken if a comparison suggests that certain segments of the population are being underserved.

4.2.4 Reporting Changes in Family Circumstances

While the family is on the Waiting List, the family must inform the PRPHA within ten (10) business days of changes in family size or composition, preference status, or contact

information, including current residence, mailing address, and phone number. The changes must be submitted in writing.

The changes in an applicant's circumstances while on the Waiting List may affect the family's qualification for a particular bedroom unit size or entitlement to a preference. When an applicant reports a change that affects their placement on the Waiting List, the Waiting List will be updated accordingly.

4.2.5 Updating the Waiting List

1. Purging the Waiting List

a. The Waiting List will be updated as needed to ensure that all applicants and applicant information is current and timely.

b. To update the waiting list, the PRPHA will send an update request via first class mail to each family on the waiting list to determine whether the family continues to be interested in the Program. This update request will be sent to the last address that the PRPHA has on record for the family. The update request will provide a deadline by which the family must respond and will state that failure to respond will result in the applicant's name being removed from the waiting list.

c. The family's response must be in writing and may be delivered in person, by mail, or by fax. Responses should be postmarked or received by the PRPHA not later than ten (10) business days from the date of the PRPHA notice.

d. If the family fails to respond within ten (10) business days, the family will be removed from the Waiting List without further notice.

e. If the letter or notice is returned by the postal office with no forwarding address, the applicant will be removed from the waiting list without further notice.

f. If the notice is returned by the postal office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 10 business days to respond from the date the letter was re-sent. If the family fails to respond within this time frame, the family will be removed from the waiting list without further notice.

g. When a family is removed from the waiting list during the update process for failure to respond, no informal hearing will be offered. Such failures to act on the part of the applicant will prevent the PRPHA from making an eligibility determination. Therefore, no informal hearing is required.

h. If a family is removed from the waiting list for failure to respond, the PRPHA may reinstate the family if PRPHA determines that the lack of response was due to PRPHA error, or to verifiable circumstances beyond the family's control.

2. Removal from the Waiting List

a. The PRPHA will remove applicants from the waiting list if they have requested that their name be removed. In such cases no informal hearing is required.

b. If the PRPHA determines that the family is not eligible for admission at any time while the family is on the waiting list, the family will be removed from the waiting list, as states in procedures on Chapter III.

c. If a family is removed from the waiting list because the PRPHA has determined the family is not eligible for admission, a notice will be sent to the family's address of record as well as to any alternate addresses provided on the initial application. The notice will state the reasons the family was removed from the waiting list and will inform the family how to request an informal hearing regarding the PRPHA decision.

Part 3: Tenant Selection

4.3.1 SELECTION Method

1. Income Targeting Requirement

The PRPHA will monitor progress in meeting the Extremely Low Income (ELI) requirement throughout the fiscal year. ELI families will be selected ahead of other eligible families on an as-needed basis to ensure that the income-targeting requirement is met.

2. Deconcentration and Income Targeting – Identification Procedures

Annually, the PRPHA will calculate the average income at all PRPHA developments and of the Applicants on the waiting list. The Agency will also calculate the average income of all Households at each Development separately. The developments in which the development average income is above one hundred fifteen percent (115%) of the Agency-wide average income will be considered "higher-income" developments. Likewise, developments in which the Development average income is below eighty five percent (85%) of the Authority-wide average income will be considered "lower-income" developments, as defined below:

a. Agency-Wide Average Income: The average income of all Households residing in PRPHA Developments. Such an average is used as a base measure from which developments are either determined to be "higher-income" or "lower-income" for purposes of this policy and procedures.

b. Development Average Income: The average income of all Households residing in a PRPHA Family Housing development.

c. Higher-Income Development: A development in which the Development

average income is above one hundred fifteen percent (115%) of the Agency-wide average income.

d. Lower-Income Development: A development in which the Development average income is below eighty five percent (85%) of the Agency-wide average income.

3. Remedial Action

Based upon the above-mentioned procedure, the PRPHA will conduct its annual analysis as required, to determine the average household income of families residing in each public housing development. Upon completion of such analysis, the PRPHA will review the need to offer incentives to eligible families that would help accomplish the deconcentration objectives at the developments.

Should the average income at a development(s) vary more than fifteen percent (15%) from the Agency-Wide Average, the PRPHA may use some or all of the incentives listed below:

a. Establish an Income Preference to reach Applicants with lower or higher incomes as appropriate;
b. Employ Waiting List and Waiting List transfer "skipping";
c. Employ resident transfer "skipping"; and
d. Homeownership Alternatives.

4. Monitoring

As part of the PRPHA's Annual Plan, the PRPHA will annually monitor the income levels of Households residing in the PRPHA's public housing developments and of those Applicants on the waiting list, to assess its progress in attaining the deconcentration and income mixing goals.

The PRPHA will calculate and compare the average Household incomes at each development with the Agency-Wide Average, as described above. In addition, the income status of Applicants on the PRPHA's waiting list will be analyzed to determine the percentage of Applicants with "Low," "Very Low" and "Extremely Low" incomes.

The PRPHA will also ascertain its progress in meeting the income-targeting goal that requires that forty percent (40%) of new admissions in Federal developments must be Extremely-Low Income Households. If the monitored data indicates any problems, the PRPHA will alter its deconcentration strategies in accordance with this policy, as well as with Federal and Local requirements.

5. Civil Rights Protection Plan

It is the policy and obligation of the PRPHA to administer all aspects of its public housing program without regard to race, color, sex, sexual orientation, religion, age, handicap, disability, national origin, ethnicity, familial status or marital status.

The PRPHA will accomplish the deconcentration goal in a uniform and nondiscriminatory manner. The PRPHA will affirmatively gear public housing programs to all eligible income groups. Lower income households will not be steered toward lower income developments and higher income households will not be steered toward higher income developments.

4.3.2 Order of Selection

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application was received by the PRPHA.

When selecting applicants from the waiting list the PRPHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PRPHA will offer the unit to the highest-ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible for families who are ranked lower on the waiting list to receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as de-concentration or income mixing and income targeting will also be considered in accordance with HUD requirements and PRPHA policy.

4.3.3 NOTIFICATION OF SELECTION

The PRPHA will notify the family by first class mail when it is selected from the waiting list.

The notice will inform the family of the following:

- Date, time, and location of the scheduled application interview, including any procedures for rescheduling the interview.
- Who is required to attend the interview.
- Documents that must be provided at the interview to document the legal identity of household members, including information about what constitutes acceptable documentation.
- Documents that must be provided at the interview to document eligibility for a preference, if applicable.
- Other documents and information that should be brought to the interview.

If a notification letter is returned to the PRPHA with no forwarding address, the family will be removed from the waiting list without further notice. Such failure to act on the part of the applicant prevents the PRPHA from making an eligibility determination; therefore no informal hearing will be offered.

4.3.4 THE INTERVIEW

1. Families selected from the waiting list are required to participate in an eligibility interview. The head of household and the spouse will be strongly encouraged to attend the interview together. The verification of information pertaining to adult members of the household not present at the interview will not begin until these adults come to PRPHA's offices.
2. The interview will be conducted only if the head of household or spouse provides appropriate documentation of legal identity. If the family representative does not provide the required documentation, the appointment may be rescheduled when the proper documents have been obtained.
3. If the family is claiming a waiting list preference, the family must provide documentation to verify their eligibility for a preference. If the family is verified as eligible for the preference, the PRPHA will proceed with the interview. If the PRPHA determines the family is not eligible for the preference, the interview will not proceed and the family will be placed back on the waiting list according to the date and time of their application.
4. The family must provide the information necessary to establish the family's eligibility and information to determine the appropriate amount of rent the family will pay. The family must also complete required forms, provide required signatures, and submit required documentation. If any materials are missing, the PRPHA will provide the family with a written list of items that must be submitted.
5. Any required documents or information that the family is unable to provide at the interview must be provided within ten (10) business days of the interview. If the family is unable to obtain the information or materials within the required time frame, the family may request an extension. If the required documents and information are not provided within the required time frame, the PRPHA will be sent a notice of denial for the family.
6. An advocate, interpreter, or other assistant may assist the family with the application and the interview process.
7. Interviews will be conducted in Spanish. For limited English proficient (LEP) applicants, the PRPHA will provide translation services in accordance with the PRPHA policies.
8. If the family is unable to attend a scheduled interview, the family should contact the PRPHA in advance of the interview to schedule a new appointment. In all circumstances, if a family does not attend a scheduled interview, the PRPHA will send another notification letter with a new interview appointment time. Applicants who fail to attend two scheduled interviews without PRPHA approval will have their applications made inactive based on the family's failure to supply information needed to determine eligibility. The second appointment letter will state that failure to appear for the appointment without a request to reschedule will be interpreted to mean that the family is no longer interested and their

application will be made inactive. Such failure to act on the part of the applicant prevents the PRPHA from making an eligibility determination; therefore the PRPHA will not offer an informal hearing.

4.3.5 FINAL ELIGIBILITY DETERMINATION

The PRPHA will notify the family in writing of their eligibility within ten (10) business days of eligibility determination and will provide the approximate date of occupancy, if such date can be reasonably determined.

If the PRPHA determines that the family is ineligible, the PRPHA will send written notification of the ineligibility determination within 10 business days of the determination. The notice will specify the reasons for ineligibility, and will inform the family of its right to request an informal hearing.

CHAPTER V - OCCUPANCY STANDARDS AND UNIT OFFERS

Introduction

This Chapter contains the PRPHA's policies for determining the appropriate unit size for families of different sizes and types. Also describes the actions to be taken when unit offers are refused for the family.

The Chapter V has two (2) parts:

Part 1: Occupancy Standards

Part 2: Unit Offers

Part 1: Occupancy Standards

5.1.1 Determining Unit Size

Occupancy standards are established by the PRPHA to ensure that units are occupied by appropriate size families. This policy maintains the maximum usefulness of the units, while preserving them from excessive wear and tear or underutilization. The PRPHA will use the same occupancy standards for each of its developments.

1. The PRPHA's occupancy standards are as follows:

   The PRPHA will assign one bedroom for each two (2) persons within the household, except in the following circumstances:

   a. Persons of the opposite sex (other than spouses, and children under age 2 will not be required to share a bedroom.

   b. Live-in aides will be allocated a separate bedroom. No additional bedrooms will be provided for the live-in aide's family.

   c. Single person families will be allocated at one bedroom.

   d. Foster children will be included in determining unit size.

2. The PRPHA will reference the following standards in determining the appropriate unit bedroom size for a family:

BEDROOM SIZE	MINIMUM NUMBER OF PERSONS	MAXIMUM NUMBER OF PERSONS
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	6	10

5.1.2 Exceptions to Occupancy Standards

1. The PRPHA will consider granting exceptions to the occupancy standards at the family's request if the PRPHA determines the exception is justified by the relationship, age, sex, health or disability of family members, or other verifiable personal circumstances.
2. When evaluating exception requests the PRPHA will consider the size of the rooms and configuration of the unit. In no case will the PRPHA grant an exception that is in violation of local housing or occupancy codes, regulations or laws.
3. Families can request in writing that PRPHA assigned to them a smaller housing, if and when the assignment of unit does not result in overcrowding for the family. If PRPHA assigned housing, the family shall be registered in the list of mandatory changes in the project and the family agreed to not request a transfer for a period of two (2) years from the date of admission, unless there is a change in the size of the family or its composition.
4. Requests from applicants to be placed on the waiting list for a unit size smaller than designated by the occupancy standards will be approved as long as the unit is not overcrowded as provided by the local code, and the family agrees not to request a transfer for a period of two (2) years from the date of admission, unless they have a subsequent change in family size or composition.
5. To prevent vacancies, the PRPHA may provide an applicant family with a larger unit than the occupancy standards permitted. However, in these cases the family must agree to move to a suitable, smaller unit when another family qualifies for the larger unit and there is an appropriate size unit available for transfer.
6. Processing of Exceptions
   a. Applicants and tenants should request in writing an exception to the occupancy standards.
   b. In the case of a request for exception as a reasonable accommodation, the PRPHA will encourage the tenant to make the request in writing using a reasonable accommodation request form. However, the PRPHA will consider the exception

request any time the resident indicates that an accommodation is needed whether or not a formal written request is submitted.

c. Requests for a larger size unit must explain the need or justification for the larger size unit, and must include appropriate documentation. Requests based on health-related reasons must be verified by a knowledgeable professional source, unless the disability and the disability-related request for accommodation is readily apparent or otherwise known.

d. The PRPHA will provide written notification to the family of its decision within ten (10) business days of receiving the family's request.

Part 2: Unit Offers

5.2.1 Number of Offers

1. The PRPHA will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for the rejection.
2. The PRPHA has adopted a Plan A. Under this plan, the PRPHA will determine how many locations within its municipality have available units of suitable size and type in an appropriate type of project. The number of unit offers will be based on the distribution of vacancies. If a suitable unit is available in:
    a. Three (3) or more locations: The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, the applicant will be offered a suitable unit in the location with the second highest number of vacancies. If that unit is rejected, a final offer will be made in the location with the third highest number of vacancies. The offers will be made in sequence and the applicant must refuse an offer before another is made.
    b. Two (2) locations: The applicant will be offered a suitable unit in the location with the higher number of vacancies. If the offer is rejected, a final offer will be made at the other location. The offers will be made in sequence and the applicant must refuse the first offer before a second offer is made.
    c. One (1) location: The applicant will be offered a suitable unit in that location. If the offer is rejected, the applicant will be offered the next suitable unit that becomes available, whether it is at the same location as the first offer or at another location. The second unit offer will be the final offer, unless there is good cause for refusing the offer.
    d. If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.

5.2.2 Refusals of Unit Offer

1. Good Cause for Unit Refusal

a. Applicants may refuse to accept a unit offer for ***"good cause."*** Good cause includes situations in which an applicant is willing to move but is unable to do

so at the time of the unit offer, or that the applicant demonstrates that acceptance of the offer would cause undue hardship not related to considerations of the applicant's race, color, national origin, etc.

b. Examples of good cause for refusal of a unit offer include, but are not limited to, the following:

   i. Inaccessibility to source of employment, education, or job training, children's day care, or educational program for children with disabilities, so that accepting the unit offer would require the adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities.

   ii. The family demonstrates to the PRPHA's satisfaction that accepting the offer will place a family member's life, health or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. Reasons offered must be specific to the family. Refusals based solely on location do not qualify for this good cause exemption.

   iii. A health professional verifies temporary hospitalization or recovery from illness of the principal household member, and/or other household members (as listed on the final application) or live-in aide necessary to the care of the principal household member.

   iv. The unit is inappropriate for the applicant's disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a thirty (30) day notice to move.

   v. The unit has lead-based paint and the family includes children under the age of six (6).

In the case of a unit refusal for good cause the applicant will not be removed from the waiting list as described later in this section. The applicant will remain at the top of the waiting list until the family receives an offer for which they do not have good cause to refuse. The PRPHA will require documentation of good cause for unit refusals.

2. Unit Refusal Without Good Cause

When an applicant rejects the final unit offer without good cause, the PRPHA will put the application at the end of the waiting list.

5.2.3 Accessible Units (24 CFR 8.27)

Families requiring an accessible unit may be over-housed in such a unit if there are no resident or applicant families of the appropriate size who also require the accessible features of the unit.

When there are no resident or applicant families requiring the accessible features of the unit, including families who would be over-housed, the PRPHA will offer the unit to a non-disabled applicant. When offering an accessible unit to a non-disabled applicant, the PRPHA will require

the applicant to agree to move to an available non-accessible unit within thirty (30) days when either a current resident or an applicant needs the features of the unit and there is another unit available for the non-disabled family. This requirement will be a provision of the lease agreement.

5.2.4 Designated Housing

When applicable, the PRPHA's policies for offering units designated for elderly families only or for disabled families only can be found in the PRPHA's Designated Housing Plan.

CHAPTER VI - INCOME AND RENT DETERMINATIONS

Introduction

This Chapter describes the rules for the annual income determination and the rent calculation, as defined by HUD.

The Chapter VI has three (3) parts:

Part 1: Annual Income

Part 2: Adjusted Income

Part 3: Calculating Rent

Part 1: Annual Income

6.1.1 Definition of Annual Income

Annual income (24 CFR 5.609)

(a) Annual income means all amounts, monetary or not, which:

(1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or

(2) Are anticipated to be received from a source outside the family during the twelve (12) month period following admission or annual reexamination effective date; and

(3) Which are not specifically excluded in paragraph 24 CFR 5.609(c).

(4) Annual income also means amounts derived (during the twelve (12) month period) from assets to which any member of the family has access.

6.1.2 Household Composition and Income

Income received by all family members must be counted unless specifically excluded by the regulations. It is the responsibility of the head of household to report changes in family composition. The rules on which sources of income are counted vary somewhat by family member. The chart below summarizes how family composition affects income determinations.

Summary of Income Included and Excluded by Person	
Live-in aides	Income from all sources is excluded
Foster child or foster adult	Income from all sources is excluded
Head, spouse, or co head Other adult family members	All sources of income not specifically excluded by the regulations are included.
Children under 18 years of age	Employment income is excluded. All other sources of income, except those specifically excluded by the regulations, are included.
Full-time students 18 years of age or older (not head or spouse)	Employment income above $480 during a year is excluded. All other sources of income, except those specifically excluded by the regulations, are included.

6.1.3 Anticipating Annual Income

The PRPHA is required to count all income "anticipated to be received from a source outside the family during the 12 month period following admission or annual reexamination effective date. Policies related to anticipating annual income are provided below.

1. **Basis of Annual Income Projection**

   When the PRPHA cannot readily anticipate income based upon current circumstances (e.g., in the case of seasonal employment, unstable working hours, or suspected fraud), the PRPHA will review and analyze historical data for patterns of employment, paid benefits, and receipt of other income and use the results of this analysis to establish annual income. Anytime current circumstances are not used to project annual income, a clear rationale for the decision will be documented in the file. In all such cases the family may present information and documentation to the PRPHA to show why the historic pattern does not represent the family's anticipated income.

2. **Known Changes in Income**

   If the PRPHA verifies an upcoming increase or decrease in income, annual income will be calculated by applying each income amount to the appropriate part of the twelve (12) month period.

Example: An employer reports that a full-time employee who has been receiving $6/hour will begin to receive $6.25/hour in the eighth week after the effective date of the reexamination. In such a case the PRPHA would calculate annual income as follows: ($6/hour × 40 hours × 7 weeks) + ($6.25 × 40 hours × 45 weeks).

The family may present information that demonstrates that implementing a change before its effective date would create a hardship for the family. In such cases the PRPHA will calculate annual income using current circumstances and then require an interim reexamination when the change actually occurs.

3. Using Up-Front Income Verification (UIV) to Project Income

PRPHA procedures for anticipating annual income will include the use of UIV methods approved by HUD in conjunction with family-provided documents dated within the last 60 days of the PRPHA interview date.

The PRPHA will follow the HUD guidelines in handling differences between UIV and family-provided income data. The guidelines depend on whether a difference is substantial or not. HUD defines substantial difference as a difference of $200 or more per month.

a. **No Substantial Difference.** If UIV information for a particular income source differs from the information provided by a family by less than $200 per month, the PRPHA will follow these guidelines:

- If the UIV figure is less than the family's figure, the PRPHA will use the family's information.
- If the UIV figure is more than the family's figure, the PRPHA will use the UIV data unless the family provides documentation of a change in circumstances to explain the discrepancy (e.g., a reduction in work hours). Upon receipt of acceptable family-provided documentation of a change in circumstances, the PRPHA will use the family-provided information.

b. **Substantial Difference.** If UIV information for a particular income source differs from the information provided by a family by $200 or more per month, the PRPHA will follow these guidelines:

- The PRPHA will request written third-party verification from the discrepant income source in accordance with 24 CFR 5.236(b) (3) (i).
- When the PRPHA cannot readily anticipate income (e.g., in cases of seasonal employment, unstable working hours, or suspected fraud), the PRPHA will review historical income data for patterns of employment, paid benefits, and receipt of other income.
- The PRPHA will analyze all UIV, third party, and family-provided data and attempt to resolve the income discrepancy.
- The PRPHA will use the most current verified income data and, if appropriate, historical income data to calculate anticipated annual income.

6.1.4 Earned Income

1. Types of Earned Income Included in Annual Income

a. Wages and Related Compensation

The complete quantity, before any reduction of salaries, payment for overtime, commissions, honorary, tips and bonds, and any another clearing by concept of personal services is included in the calculation of the annual income.

For persons who regularly receive bonuses or commissions, the PRPHA will verify and then average amounts received for the two years preceding admission or reexamination. If only a one-year history is available, the PRPHA will use the prior year amounts. In either case the family may provide, and the PRPHA will consider, a credible justification for not using this history to anticipate future bonuses or commissions. If a new employee has not yet received any bonuses or commissions, the PRPHA will count only the amount estimated by the employer. The file will be documented appropriately.

b. Some Types of Military Pay

All regular pay, special pay and allowances of a member of the Armed Forces are counted except for the special pay to a family member serving in the Armed Forces who is exposed to hostile fire.

2. Types of Earned Income Not Counted in Annual Income

a. Temporary, Nonrecurring, or Sporadic Income

Sporadic income is income that is not received periodically and cannot be reliably predicted. For example, the income of an individual who works occasionally, as a handyman would be considered sporadic if future work could not be anticipated and no historic, stable pattern of income existed.

b. Children's Earnings

Employment income earned by children (including foster children) under the age of 18 years is not included in annual income. (See Eligibility chapter for a definition of foster children.)

c. Certain Earned Income of Full-Time Students

Earnings in excess of $480 for each full-time student 18 years old or older (except for the head, spouse, or co head) are not counted. To be considered "full-time," a student must be considered "full-time" by an educational institution with a degree or certificate program.

d. Income of a Live-in Aide

Income earned by a live-in aide, as defined in [24 CFR 5.403], is not included in annual income. (See Eligibility chapter for a full discussion of live-in aides.)

e. Income Earned under Certain Federal Programs

Income from some federal programs is specifically excluded from consideration as income, including:

- Payments to volunteers under the Domestic Volunteer Services Act of 1973 (42 U.S.C. 5044(g), 5058)
- Payments received under programs funded in whole or in part under the Job Training Partnership Act (29 U.S.C. 1552(b))
- Awards under the federal work-study program

- Payments received from programs funded under Title V of the Older Americans Act of 1985 (42 U.S.C. 3056(f))
- Allowances, earnings, and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637(d))
- Allowances, earnings, and payments to participants in programs funded under the Workforce Investment Act of 1998 (29 U.S.C. 2931)

f. Resident Service Stipend

Amounts received under a resident service stipend are not included in annual income. A resident service stipend is a modest amount (not to exceed $200 per individual per month) received by a resident for performing a service for the PRPHA, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as a member of the PRPHA governing board. No resident may receive more than one such stipend during the same period of time.

g. State and Local Employment Training Program

The PRPHA defines **training program** as "a learning process with goals and objectives, generally having a variety of components, and taking place in a series of sessions over a period of time. It is designed to lead to a higher level of proficiency, and it enhances the individual's ability to obtain employment. It may have performance standards to measure proficiency. Training may include, but is not limited to: (1) classroom training in a specific occupational skill, (2) on-the-job training with wages subsidized by the program, or (3) basic education.

The PRPHA defines incremental earnings and benefits as the difference between (1) the total amount of welfare assistance and earnings of a family member prior to enrollment in a training program and (2) the total amount of welfare assistance and earnings of the family member after enrollment in the program.

In calculating the incremental difference, the PRPHA will use as the pre-enrollment income the total annualized amount of the family member's welfare assistance and earnings reported on the family's most recently completed HUD-50058.

End of participation in a training program must be reported in accordance with the PRPHA interim reporting requirements.

h. HUD-Funded Training Programs

To qualify as a training program, the program must meet the definition of **training program** provided above for state and local employment training programs.

Earned Income Tax Credit

Earned income tax credit (EITC) refund payments received on or after January 1, 1991 (26 U.S.C. 32(j)), are excluded from annual income [24 CFR 5.609(c) (17)]. Although

many families receive the EITC annually when they file taxes, an EITC can also be received throughout the year. The prorated share of the annual EITC is included in the employee's payroll check.

6.1.5 Earned Income Disallowance

1. Eligibility

The earned income disallowance (EID) applies only to individuals in families already participating in the public housing program (not at initial examination). To qualify, the family must experience an increase in annual income that is experienced as a result of one of the following events:

- Employment of a family member who was previously unemployed for one or more years prior to employment. **Previously unemployed** includes a person who annually has earned not more than the minimum wage applicable to the community multiplied by 500 hours. The applicable minimum wage is the federal minimum wage unless there is a higher state or local minimum wage.
- Increased earnings by a family member whose earnings increase during participation in an economic self-sufficiency or job-training program. A self-sufficiency program includes a program designed to encourage, assist, train, or facilitate the economic independence of HUD-assisted families or to provide work to such families.
- New employment or increased earnings by a family member who has received benefits or services under Temporary Assistance for Needy Families (TANF) or any other state program funded under Part A of Title IV of the Social Security Act within the past six months. If the benefits are received in the form of monthly maintenance, there is no minimum amount. If the benefits or services are received in a form other than monthly maintenance, such as one-time payments, wage subsidies, or transportation assistance, the total amount received over the six-month period must be at least $500.

2. Calculation of the Disallowance

The PRPHA defines **prior income**, or **prequalifying income**, as the family member's last certified income prior to qualifying for the EID.

The family member's prior, or prequalifying, income remains constant throughout the period that he or she is receiving the EID.

3. Initial 12-Month Exclusion

During the period of initial exclusion of twelve (12) months, the complete quantity (100%) of any increase in the atributable incomes to the new employment or to increase in the attributable incomes to the new employment or to increased earnings will be excluded. The twelve months are cumulative and they do not need to be consecutive.

4. Second 12-Month Exclusion and Phase-In

During the second 12-month exclusion period, the exclusion is reduced to half (50 percent) of any increase in income attributable to employment or increased earnings. The 12 months are cumulative and need not be consecutive.

5. Lifetime Limitation

During the 48-month eligibility period, the PRPHA will conduct an interim reexamination each time there is a change in the family member's annual income that affects or is affected by the EID (e.g., when the family member's income falls to a level at or below his/her prequalifying income, when one of the exclusion periods ends, and at the end of the lifetime maximum eligibility period).

6. Individual Savings Accounts

The PRPHA chooses not to establish a system of individual savings accounts (ISA) for families who qualify for the EID.

6.1.6 Business Income

1. Business Expenses

To determine business expenses that may be deducted from gross income, the PRPHA will use current applicable Internal Revenue Service (IRS) rules for determining allowable business expenses [see IRS Publication 535], unless a topic is addressed by HUD regulations or guidance as described below.

2. Business Expansion

Is defined as any capital expenditures made to add new business activities, to expand current facilities, or to operate the business in additional locations. For example, purchase of a street sweeper by a construction business for the purpose of adding street cleaning to the services offered by the business would be considered a business expansion. Similarly, the purchase of a property by a hair care business to open at a second location would be considered a business expansion.

3. Capital Indebtedness

Is defined as the principal portion of the payment on a capital asset such as land, buildings, and machinery. This means the PRPHA will allow as a business expense interest, but not principal, paid on capital indebtedness.

4. Negative Business Income

If the net income from a business is negative, no business income will be included in annual income; a negative amount will not be used to offset other family income.

5. Withdrawal of Cash or Assets from a Business

Acceptable investments in a business include cash loans and contributions of assets or equipment. For example, if a member of a tenant family provided an up-front loan of $2,000 to help a business get started, the PRPHA will not count as income any withdrawals from the

business up to the amount of this loan until the loan has been repaid. Investments do not include the value of labor contributed to the business without compensation.

6. Co-owned Businesses

If a business is co-owned with someone outside the family, the family must document the share of the business it owns. If the family's share of the income is lower than its share of ownership, the family must document the reasons for the difference.

6.1.7 Assets

1. Income from Assets

Any time current circumstances are not used to determine asset income, a clear rationale for the decision will be documented in the file. In such cases the family may present information and documentation to the PRPHA to show why the asset income determination does not represent the family's anticipated asset income.

2. Valuing Assets

Reasonable costs that would be incurred when disposing of an asset include, but are not limited to, penalties for premature withdrawal, broker and legal fees, and settlement costs incurred in real estate transactions

3. Lump-Sum Receipts

Payments that are received in a single lump sum, such as inheritances, capital gains, lottery winnings, insurance settlements, and proceeds from the sale of property, are generally considered assets, not income. However, such lump-sum receipts are counted as assets only if they are retained by a family in a form recognizable as an asset (e.g., deposited in a savings or checking account).

4. Imputing Income from Assets

When net family assets are $5,000 or less, the PRPHA will include in annual income the actual income anticipated to be derived from the assets. When the family has net family assets in excess of $5,000, the PRPHA will include in annual income the greater of:

a. the actual income derived from the assets or;

b. the imputed income. Imputed income from assets is calculated by multiplying the total cash value of all family assets by the current HUD-established passbook savings rate.

5. Determining Actual Anticipated Income from Assets

It may or may not be necessary for the PRPHA to use the value of an asset to compute the actual anticipated income from the asset. When the value is required to compute the anticipated income from an asset, the market value of the asset is used. For example, if the asset is a property for which a family receives rental income, the anticipated income is determined by annualizing the actual monthly rental amount received for the property; it is not based on the property's market value. However, if the asset is a savings account, the anticipated income is determined by multiplying the market value of the account by the interest rate on the account.

6. Withdrawal of Cash or Liquidation of Investments

Any withdrawal of cash or assets from an investment will be included in income except to the extent that the withdrawal reimburses amounts invested by the family. For example, when a family member retires, the amount received by the family from a retirement plan is not counted as income until the family has received payments equal to the amount the family member deposited into the retirement fund.

7. Jointly Owned Assets

If an asset is owned by more than one person and any family member has unrestricted access to the asset, the PRPHA will count the full value of the asset. A family member has unrestricted access to an asset when he or she can legally dispose of the asset without the consent of any of the other owners.

If an asset is owned by more than one person, including a family member, but the family member does not have unrestricted access to the asset, the PRPHA will prorate the asset according to the percentage of ownership. If no percentage is specified or provided for by state or local law, the PRPHA will prorate the asset evenly among all owners.

8. Assets Disposed Of for Less than Fair Market Value

The PRPHA will not include the value of assets disposed of for less than fair market value unless the cumulative fair market value of all assets disposed of during the past two years exceeds the gross amount received for the assets by more than $1,000.

When the two-year period expires, the income assigned to the disposed asset(s) also expires. If the two-year period ends between annual recertification, the family may request an interim recertification to eliminate consideration of the asset(s).

Assets placed by the family in nonrevocable trusts are considered assets disposed of for less than fair market value except when the assets placed in trust were received through settlements or judgments.

9. Separation or Divorce

All assets disposed of as part of a separation or divorce settlement will be considered assets for which important consideration not measurable in monetary terms has been received. In order to qualify for this exemption, a family member must be subject to a formal separation or divorce settlement agreement established through arbitration, mediation, or court order.

10. Foreclosure or Bankruptcy

Families must sign a declaration form at initial certification and each annual recertification identifying all assets that have been disposed of for less than fair market value or declaring that no assets have been disposed of for less than fair market value. The PRPHA may verify the value of the assets disposed of if other information available to the PRPHA does not appear to agree with the information reported by the family.

11. Types of Assets

a. Checking and Savings Accounts

In determining the value of a checking account, the PRPHA will use the last six months average monthly balance.

In determining the value of a savings account, the PRPHA will use the current balance.

In determining the anticipated income from an interest-bearing checking or savings account, the PRPHA will multiply the value of the account by the current rate of interest paid on the account.

b. Investment Accounts Such as Stocks, Bonds, Saving Certificates, and Money Market Funds

In determining the market value of an investment account, the PRPHA will use the value of the account of the most recent investment report.

How anticipated income from an investment account will be calculated depends on whether the rate of return is known. For assets that are held in an investment account with a known rate of return (e.g., savings certificates), asset income will be calculated based on that known rate (market value multiplied by rate of earnings). When the anticipated rate of return is not known (e.g., stocks), the PRPHA will calculate asset income based on the earnings for the most recent reporting period.

c. Equity in Real Property or Other Capital Investments

In the case of capital investments owned jointly with others not living in a family's unit, a prorated share of the property's cash value will be counted as an asset unless the PRPHA determines that the family receives no income from the property and is unable to sell or otherwise convert the asset to cash.

d. Trusts

A **trust** is a legal arrangement generally regulated by state law in which one party (the creator or grantor) transfers property to a second party (the trustee) who holds the property for the benefit of one or more third parties (the beneficiaries).

e. Revocable Trusts

If any member of a family has the right to withdraw the funds in a trust, the value of the trust is considered an asset. Any income earned as a result of investment of trust funds is counted as actual asset income, whether the income is paid to the family or deposited in the trust.

f. Nonrevocable Trusts

In cases where a trust is not revocable by, or under the control of, any member of a family, the value of the trust fund is not considered an asset. However, any income distributed to the family from such a trust is counted as a periodic payment or a lump-

sum receipt, as appropriate. (Periodic payments are covered in section 6.1.8. Lump-sum receipts are discussed earlier in this section.)

g. Retirement Accounts

In order to correctly include or exclude as an asset any amount held in a company retirement or pension account by an employed person, the PRPHA must know whether the money is accessible before retirement.

While a family member is employed, only the amount the family member can withdraw without retiring or terminating employment will be counted as an asset.

After a family member retires or terminates employment, any amount distributed to the family member is counted as a periodic payment or a lump-sum receipt, as appropriate, except to the extent that it represents funds invested in the account by the family member. The balance in the account is counted as an asset only if it remains accessible to the family member.

h. IRA, Keogh, and Similar Retirement Savings Accounts

IRA, Keogh, and similar retirement savings accounts are counted as assets even though early withdrawal would result in a penalty.

i. Personal Property

In determining the value of personal property held as an investment, the PRPHA will use the family's estimate of the value. The PRPHA may obtain an appraisal if there is reason to believe that the family's estimated value is off by $50 or more. The family must cooperate with the appraiser but cannot be charged any costs related to the appraisal.

Generally, personal property held as an investment generates no income until it is disposed of. If regular income is generated (e.g., income from renting the personal property), the amount that is expected to be earned in the coming year is counted as actual income from the asset.

Necessary items of personal property are not considered assets

Necessary personal property consists of only those items not held as an investment. It may include clothing, furniture, household furnishings, jewelry, and vehicles, including those specially equipped for persons with disabilities.

j. Life Insurance

The cash value of a life insurance policy available to a family member before death, such as a whole life or universal life policy is included in the calculation of the value of the family's asset. The cash value is the surrender value. If such a policy earns dividends or interest which the family could elect to receive, the anticipated amount of dividends or interest is counted as income from the asset whether or not the family actually receives it.

6.1.8 Periodic Payments

1. Periodic Payments Included in Annual Income

- Periodic payments from sources such as social security, unemployment and welfare assistance, annuities, insurance policies, retirement funds, and pensions. However, periodic payments from retirement accounts, annuities, and similar forms of investments are counted only after they exceed the amount contributed by the family [24 CFR 5.609(b) (4) and (b) (3)].
- Disability or death benefits and lottery receipts paid periodically, rather than in a single lump sum 24 CFR 5.609(b) (4) and HCV, p.5-14].

2. Lump-Sum Payments for the Delayed Start of a Periodic Payment

When a delayed-start payment is received and reported during the period in which the PRPHA is processing an annual reexamination, the PRPHA will adjust the tenant rent retroactively for the period the payment was intended to cover. The family may pay in full any amount due or request to enter into a repayment agreement with the PRPHA.

See the chapter on reexaminations for information about a family's obligation to report lump-sum receipts between annual reexaminations.

4. **Periodic Payments Excluded from Annual Income**

- The PRPHA will exclude payments for the care of foster children and foster adults only if the care is provided through an official arrangement with a local welfare agency
- Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home [24 CFR 5.609(c)(16)]
- Amounts received under the Low-Income Home Energy Assistance Program (42 U.S.C. 1626(c))
- Amounts received under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q)
- Earned Income Tax Credit (EITC) refund payments (26 U.S.C. 32(j)) Note: EITC may be paid periodically if the family elects to receive the amount due as part of payroll payments from an employer.
- Lump sums received as a result of delays in processing Social Security and SSI payments (see section 6-I.J.)

6.1.9 Payment in Lieu of Earnings

Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay, are counted as income if they are received either in the form of periodic payments or in the form of a lump-sum amount or prospective monthly amounts for the delayed start of a periodic payment. If they are received in a one-time lump sum (as a

settlement, for instance), they are treated as lump-sum receipts. (See also the discussion of periodic payments in section 6.1.8 and the discussion of lump-sum receipts in section 6.1.8.)

6.1.10 Welfare Assistance

1. Sanctions Resulting in the Reduction of Welfare Benefits

The PRPHA must make a special calculation of annual income when the welfare agency imposes certain sanctions on certain families. The full text of the regulation at 24 CFR 5.615 is provided as Exhibit 6-5. The requirements are summarized below. This rule applies only if a family was a public housing resident at the time the sanction was imposed.

2. Covered Families

The families covered by 24 CFR 5.615 are those "who receive welfare assistance or other public assistance benefits ('welfare benefits') from a State or other public agency ('welfare agency') under a program for which Federal, State or local law requires that a member of the family must participate in an economic self-sufficiency program as a condition for such assistance"

3. Imputed Income

When a welfare agency imposes a sanction that reduces a family's welfare income because the family commits fraud or fails to comply with the agency's economic self-sufficiency program or work activities requirement, the PRPHA must include in annual income "imputed" welfare income. The PRPHA must request that the welfare agency inform the PRPHA when the benefits of a public housing resident are reduced. The imputed income is the amount the family would have received if the family had not been sanctioned.

This requirement does not apply to reductions in welfare benefits: (1) at the expiration of the lifetime or other time limit on the payment of welfare benefits, (2) if a family member is unable to find employment even though the family member has complied with the welfare agency economic self-sufficiency or work activities requirements, or (3) because a family member has not complied with other welfare agency requirements [24 CFR 5.615(b) (2)].

For special procedures related to grievance hearings based upon the PRPHA denial of a family's request to lower rent when the family experiences a welfare benefit reduction, see Chapter 14, Grievances and Appeals.

4. Offsets

The amount of the imputed income is offset by the amount of additional income the family begins to receive after the sanction is imposed. When the additional income equals or exceeds the imputed welfare income, the imputed income is reduced to zero.

6.1.11 Periodic and Determinable Allowances

The PRPHA will count court-awarded amounts for alimony and child support unless the PRPHA verifies that (1) the payments are not being made and (2) the family has made reasonable efforts to collect amounts due, including filing with courts or agencies responsible for enforcing payments.

Families who do not have court-awarded alimony and child support awards are not required to seek a court award and are not required to take independent legal action to obtain collection.

1. Regular Contributions or Gifts

Examples of regular contributions include: (1) regular payment of a family's bills (e.g., utilities, telephone, rent, credit cards, and car payments), (2) cash or other liquid assets provided to any family member on a regular basis, and (3) "in-kind" contributions such as groceries and clothing provided to a family on a regular basis.

Nonmonetary contributions will be valued at the cost of purchasing the items, as determined by the PRPHA. For contributions that may vary from month to month (e.g., utility payments), the PRPHA will include an average amount based upon past history.

6.1.12 Additional Exclusions from Annual Income

1. Other exclusions include the following:

a. Reimbursement of medical expenses

b. The full amount of student financial assistance paid directly to the student or to the educational institution, except that in accordance with Section 224 of the FY 2005 Appropriations Act, the portion of any athletic scholarship assistance available for housing costs must be included in annual income

c. Regular financial support from parents or guardians to students for food, clothing personal items, and entertainment **is not** considered student financial assistance and is included **in** annual income.

d. Amounts received by participants in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred and which are made solely to allow participation in a specific program

e. Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS)

f. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era

g. Adoption assistance payments in excess of $480 per adopted child

h. Refunds or rebates on property taxes paid on the dwelling unit

i. Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home.

j. Amounts specifically excluded by any other federal statute. HUD publishes an updated list of these exclusions periodically. It includes:

    1. The value of the allotment provided to an eligible household under the Food Stamp Act of 1977

2. Payments to Volunteers under the Domestic Volunteer Services Act of 1973
3. Payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c))
4. Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes
5. Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program
6. Payments received under programs funded in whole or in part under the Job Training Partnership Act (29 U.S.C. 1552(b)) (Effective July 1, 2000, references to Job Training Partnership Act shall be deemed to refer to the corresponding provision of the Workforce Investment Act of 1998 (29 U.S.C. 2931).)
7. Income derived from the disposition of funds to the Grand River Band of Ottawa Indians (Pub. L. 94-540, 90 Stat. 2503-04)
8. The first $2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the U. S. Claims Court, the interests of individual Indians in trust or restricted lands, including the first $2,000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands
9. Amounts of scholarships funded under title IV of the Higher Education Act of 1965, including awards under the federal work-study program or under the Bureau of Indian Affairs student assistance programs
10. Payments received from programs funded under Title V of the Older Americans Act of 1985
11. Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund or any other fund established pursuant to the settlement in Re- Agent-product liability litigation, M.D.L. No. 381 (E.D.N.Y.)
12. Payments received under the Maine Indian Claims Settlement Act of 1980 (25 U.S.C. 1721)
13. The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990
14. Earned income tax credit (EITC) refund payments received on or after January 1, 1991

15. Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation (Pub. L. 95-433)
16. Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990
17. Any allowance paid under the provisions of 38 U.S.C. 1805 to a child suffering from spina bifida who is the child of a Vietnam veteran
18. Any amount of crime victim compensation (under the Victims of Crime Act) received through crime victim assistance (or payment or reimbursement of the cost of such assistance) as determined under the Victims of Crime Act because of the commission of a crime against the applicant under the Victims of Crime Act
19. Allowances, earnings and payments to individuals participating in programs under the Workforce Investment Act of 1998

Part 2: Adjusted Income

6.2.1 Mandatory **Deductions**

HUD regulations require PRPHA to deduct from annual income any of five mandatory deductions for which a family qualifies. The resulting amount is the family's adjusted income.

Deduction	Definitions
$480 for each dependent	This deduction applies to members of the family who have not reached their 18th birthday or who are disabled. It does not apply to the family head or spouse or to foster children. It applies to family members 18 years of age or older who are full-time students in a college or vocational program, but no the family head or a spouse. The status of the student must be verified by the institution. Vocational schools offering programs with diplomas and certificates are included.
$400 per family (elderly/disabled)	Elderly and Disabled Families are defined by HUD
Medical expenses in excess of 3% of annual income	These are anticipated expenses based on the 12-month period before certification.

Child Care Expenses	The amounts anticipated to be paid by the family for the care of children under the age of 13 for a 12-month certification period. The deduction is available only to enable a family member to be gainfully employed or to further his or her education.
Disability Assistance Expenses	Reasonable expenses that are anticipated, during the period for which annual income is computed, for attendant care and auxiliary apparatus for a disabled family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source. This allowance may not exceed the earned income received by family members who are 18 years of age or older who are able to work because of such attendant care or auxiliary apparatus.

6.2.2 Dependent **Deduction**

A deduction of $480 is taken for each dependent. Dependent is defined as any family member other than the head, spouse, or co-head who is under the age of 18 or who is 18 or older and is a person with disabilities or a full-time student. Foster children, foster adults, and live-in aides are never considered dependents

6.2.3 Elderly **or Disables Family Deduction**

A single deduction of $400 is taken for any elderly or disabled family. An elderly family is a family whose head, spouse, co-head, or sole member is 62 years of age or older, and a disabled family is a family whose head, spouse, co-head, or sole member is a person with disabilities.

6.2.4 Medical **Expenses Deduction**

Unreimbursed medical expenses may be deducted to the extent that, in combination with any disability assistance expenses, they exceed three percent of annual income.

The medical expense deduction is permitted only for families in which the head, spouse, or co-head is at least 62 or is a person with disabilities. If a family is eligible for a medical expense deduction, the medical expenses of all family members are counted.

1. **Definition of Medical Expenses**

HUD regulations define medical expenses to mean "medical expenses, including medical insurance premiums, that are anticipated during the period for which annual income is computed, and that are not covered by insurance."

The most current IRS Publication 502, Medical and Dental Expenses, will be used to determine the costs that qualify as medical expenses.

Summary of Allowable Medical Expenses from IRS Publication 502	
Services of medical professionals Surgery and medical procedures that are necessary, legal, noncosmetic Services of medical facilities Hospitalization, long-term care, and in-home nursing services Prescription medicines and insulin, but not nonprescription medicines even if recommended by a doctor Improvements to housing directly related to medical needs (e.g., ramps for a wheel chair, handrails)	Substance abuse treatment programs Psychiatric treatment Ambulance services and some costs of transportation related to medical expenses The cost and care of necessary equipment related to a medical condition (e.g., eyeglasses/lenses, hearing aids, crutches, and artificial teeth) Cost and continuing care of necessary service animals Medical insurance premiums or the cost of a health maintenance organization (HMO)
Note: This chart provides a summary of eligible medical expenses only. Detailed information is provided in IRS Publication 502. Medical expenses are considered only to the extent they are not reimbursed by insurance or some other source.	

2. Families That Qualify for Both Medical and Disability Assistance Expenses

This policy applies only to families in which the head, spouse, or co-head is 62 or older or is a person with disabilities.

When expenses anticipated by a family could be defined as either medical or disability assistance expenses, the PRPHA will consider them medical expenses unless it is clear that the expenses are incurred exclusively to enable a person with disabilities to work.

6.2.5 Disability **Assistance Expenses Deduction**

Reasonable expenses for attendant care and auxiliary apparatus for a disabled family member may be deducted if they: (1) are necessary to enable a family member 18 years or older to work, (2) are not paid to a family member or reimbursed by an outside source, (3) in combination with any medical expenses, exceed three percent of annual income, and (4) do not exceed the earned income received by the family member who is enabled to work.

1. **Earned Income Limit on the Disability Assistance Expense Deduction**

   The family must identify the family members enabled to work as a result of the disability assistance expenses. In evaluating the family's request, the PRPHA will consider factors such as how the work schedule of the relevant family members relates to the hours of care provided, the time required for transportation, the relationship of the family members to the person with disabilities, and any special needs of the person with disabilities that might determine which family members are enabled to work.

   When the PRPHA determines that the disability assistance expenses enable more than one family member to work, the disability assistance expenses will be capped by the sum of the family members' incomes.

2. **Eligible Disability Expenses**

   a. **Eligible Auxiliary Apparatus**

      Expenses incurred for maintaining or repairing an auxiliary apparatus is eligible. In the case of an apparatus that is specially adapted to accommodate a person with disabilities (e.g., a vehicle or computer), the cost to maintain the special adaptations (but not maintenance of the apparatus itself) is an eligible expense. The cost of service animals trained to give assistance to persons with disabilities, including the cost of acquiring the animal, veterinary care, food, grooming, and other continuing costs of care, will be included.

   b. **Eligible Attendant Care**

      Attendant care includes, but is not limited to, reasonable costs for home medical care, nursing services, in-home or center-based care services, interpreters for persons with hearing impairments, and readers for persons with visual disabilities.

      Attendant care expenses will be included for the period that the person enabled to work is employed plus reasonable transportation time. The cost of general housekeeping and personal services is not an eligible attendant care expense. However, if the person enabled to work is the person with disabilities, the personal services necessary to enable the person with disabilities to work are eligible.

      If the care attendant also provides other services to the family, the PRPHA will prorate the cost and allow only that portion of the expenses attributable to attendant care that enables a family member to work. For example, if the care provider also cares for a child who is not the person with disabilities, the cost of care must be prorated. Unless otherwise specified by the care provider, the calculation will be based upon the number of hours spent in each activity and/or the number of persons under care.

   c. **Payments to Family Members**

      The PRPHA determines the reasonableness of the expenses based on typical costs of care or apparatus in the locality. To establish typical costs, the PRPHA will

collect information from organizations that provide services and support to persons with disabilities. A family may present, and the PRPHA will consider, the family's justification for costs that exceed typical costs in the area.

3. **Families That Qualify for Both Medical and Disability Assistance Expenses**

This policy applies only to families in which the head, spouse, or co-head is 62 or older or is a person with disabilities.

When expenses anticipated by a family could be defined as either medical or disability assistance expenses, the PRPHA will consider them medical expenses unless it is clear that the expenses are incurred exclusively to enable a person with disabilities to work.

6.2.6 Child **Expense Deduction**

HUD defines child care expenses as "amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which annual income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for child care. In the case of child care necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income."

Child care expenses do not include child support payments made to another on behalf of a minor who is not living in an assisted family's household. However, child care expenses for foster children that are living in the assisted family's household are included when determining the family's child care expenses.

1. **Qualifying for the Deduction**

a. Determining Who Is Enabled to Pursue an Eligible Activity

The family must identify the family member(s) enabled to pursue an eligible activity. The term eligible activity in this section means any of the activities that may make the family eligible for a child care deduction (seeking work, pursuing an education, or being gainfully employed).

In evaluating the family's request, the PRPHA will consider factors such as how the schedule for the claimed activity relates to the hours of care provided, the time required for transportation, the relationship of the family member(s) to the child, and any special needs of the child that might help determine which family member is enabled to pursue an eligible activity.

b. Seeking Work

If the child care expense being claimed is to enable a family member to seek employment, the family must provide evidence of the family member's efforts to obtain employment at each reexamination. The deduction may be reduced or denied if the family member's job search efforts are not commensurate with the child care expense being allowed by the PRPHA.

c. Furthering Education

If the child care expense being claimed is to enable a family member to further his or her education, the member must be enrolled in school (academic or vocational) or participating in a formal training program. The family member is not required to be a full-time student, but the time spent in educational activities must be commensurate with the child care claimed.

d. Being Gainfully Employed

If the child care expense being claimed is to enable a family member to be gainfully employed, the family must provide evidence of the family member's employment during the time that child care is being provided. Gainful employment is any legal work activity (full- or part-time) for which a family member is compensated.

2. Earned Income Limit on Child Care Expense Deduction

When the child care expense being claimed is to enable a family member to work, then only one family member's income will be considered for a given period of time. When more than one family member works during a given period, the PRPHA generally will limit allowable child care expenses to the earned income of the lowest-paid member. The family may provide information that supports a request to designate another family member as the person enabled to work.

3. Eligible Child Care Expenses

a. Allowable Child Care Activities

For school-age children, costs attributable to public or private school activities during standard school hours are not considered. Expenses incurred for supervised activities after school or during school holidays (e.g., summer day camp, after-school sports league) are allowable forms of child care.

The costs of general housekeeping and personal services are not eligible. Likewise, child care expenses paid to a family member who lives in the family's unit are not eligible; however, payments for child care to relatives who do not live in the unit are eligible.

If a child care provider also renders other services to a family or child care is used to enable a family member to conduct activities that are not eligible for consideration, the PRPHA will prorate the costs and allow only that portion of the expenses that is attributable to child care for eligible activities. For example, if the care provider also cares for a child with disabilities who is 13 or older, the cost of care will be prorated. Unless otherwise specified by the child care provider, the calculation will be based upon the number of hours spent in each activity and/or the number of persons under care.

b. Necessary and Reasonable Costs

Child care expenses will be considered for the time required for the eligible activity plus reasonable transportation time. For child care that enables a family member to go to

school, the time allowed may include not more than one study hour for each hour spent in class.

To establish the reasonableness of child care costs, the PRPHA will use the schedule of child care costs from the local welfare agency. Families may present, and the PRPHA will consider, justification for costs that exceed typical costs in the area

6.2.7 Permissive Deductions

Permissive deductions are additional, optional deductions that may be applied to annual income. As with mandatory deductions, permissive deductions must be based on need or family circumstance and deductions must be designed to encourage self-sufficiency or other economic purpose. If in the future the PRPHA decides to offer permissive deductions, they will be granted to all families that qualify for them and should complement existing income exclusions and deductions. The PRPHA has opted not to use permissive deductions at this time.

Part 3: Calculating Rent

6.3.1 TTP Formula

HUD regulations specify the formula for calculating the total tenant payment (TTP) for a tenant family. TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income (adjusted income is defined in Part II)
- 10 percent of the family's monthly gross income (annual income, as defined in Part I, divided by 12)
- A minimum rent for PRPHA is $50.00

The PRPHA has authority to suspend and exempt families from minimum rent when a financial hardship exists, as defined below.

1. **Maximum Rents**

   Maximum rents are used to cap income-based rents. They are part of the income-based formula. If the calculated TTP exceeds the maximum rent for the unit, the maximum rent is used to calculate tenant rent (maximum rent/TTP minus utility allowance). Increases in income do not affect the family since the rent is capped. The use of maximum rents fosters upward mobility and income mixing.

   Because of the mandatory use of flat rents, the primary function of maximum rents now is to assist families who cannot switch back to flat rent between annual reexaminations and would otherwise be paying an income-based tenant rent that is higher than the flat rent.

   Maximum rents must be set to the level required for flat rents (which will require the addition of the utility allowance to the flat rent for properties with tenant-paid utilities).

2. Utility Reimbursement

Utility reimbursement occurs when any applicable utility allowance for tenant-paid utilities exceeds the TTP. HUD permits the PRPHA to pay the reimbursement to the family or directly to the utility provider.

6.3.2 Financial Hardships Affecting Minimum Rent

1. Financial hardship includes the following situations:

   a. The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

   b. A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

   c. For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

   d. The family would be evicted because it is unable to pay the minimum rent.

   e. For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent or tenant-paid utilities.

   f. Family income has decreased because of changed family circumstances, including the loss of employment.

   g. A death has occurred in the family. In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

   h. The family has experienced other circumstances determined by the PHA.

2. Implementation of Hardship Exemption

a. Determination of Hardship

When a family requests a financial hardship exemption, the PRPHA must suspend the minimum rent requirement beginning the first of the month following the family's request.

The PRPHA defines temporary hardship as a hardship expected to last 90 days or less. Long term hardship is defined as a hardship expected to last more than 90 days.

The PRPHA may not evict the family for nonpayment of minimum rent during the 90-day period beginning the month following the family's request for a hardship exemption.

When the minimum rent is suspended, the TTP reverts to the highest of the remaining components of the calculated TTP. The example below demonstrates the effect of the minimum rent exemption.

Example: Impact of Minimum Rent Exemption			
Assume the PRPHA has established a minimum rent of $50.00			
TTP - No Hardship		**TTP - With Hardship**	
$0	30% of monthly adjusted income	$0	30% of monthly adjusted income
$15	10% of monthly gross income	$15	10% of monthly gross income
$50	Minimum rent	$50	Minimum rent
Minimum rent applies. **TTP = $50**		Hardship exemption granted. **TTP = $15**	

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family's ability to pay the minimum rent.

The PRPHA will make the determination of hardship within 30 calendar days.

b. No Financial Hardship

If the PRPHA determines there is no financial hardship, the PRPHA will reinstate the minimum rent and require the family to repay the amounts suspended.

For procedures pertaining to grievance hearing requests based upon the PRPHA denial of a hardship exemption, see Chapter XIV, Grievances and Appeals.

The PRPHA will require the family to repay the suspended amount within 30 calendar days of the PRPHA notice that a hardship exemption has not been granted.

c. Temporary Hardship

If the PRPHA determines that a qualifying financial hardship is temporary, the PRPHA must reinstate the minimum rent from the beginning of the first of the month following the date of the family's request for a hardship exemption.

The family must resume payment of the minimum rent and must repay the PRPHA the amounts suspended. HUD requires the PRPHA to offer a reasonable repayment agreement, on terms and conditions established by the PRPHA. The PRPHA also may determine that circumstances have changed and the hardship is now a long-term hardship.

For procedures pertaining to grievance hearing requests based upon the PRPHA denial of a hardship exemption, see Chapter XIV, Grievances and Appeals.

The PRPHA will enter into a repayment agreement in accordance with the PRPHA repayment agreement policy.

d. Long-Term Hardship

The hardship period ends when any of the following circumstances apply:

i. At an interim or annual reexamination, the family's calculated TTP is greater than the minimum rent.

ii. For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a $60/month child support payment, the hardship will continue to exist until the family receives at least $60/month in income from another source or once again begins to receive the child support.

iii. For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount exempted is equal to the expense incurred.

6.3.3 Utility Allowances

1. Reasonable Accommodation

a. On request from a family, PRPHA must approve a utility allowance that is higher than the applicable amount for the dwelling unit if a higher utility allowance is needed as a reasonable accommodation to make the program accessible to and usable by the family with a disability.

b. Residents with disabilities may not be charged for the use of certain resident-supplied appliances if there is a verified need for special equipment due to the disability

c. **Utility Allowance Revisions** - Revised utility allowances will be applied to a family's rent calculations at the first annual reexamination after the allowance is adopted unless the PRPHA is required to revise utility allowances retroactively.

6.3.4 Prorated rent for Mixed Families

HUD regulations prohibit assistance to ineligible family members. A **mixed family** is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible family members. The PRPHA must prorate the assistance provided to a mixed family. The PRPHA will first determine TTP as if all family members were eligible and then prorate the rent based upon the number of family members that actually are eligible. To do this, the PRPHA will:

1. Subtract the TTP from a maximum rent applicable to the unit. The result is the maximum subsidy for which the family could qualify if all members were eligible.
2. Divide the family maximum subsidy by the number of persons in the family to determine the maximum subsidy per each family member who is eligible (member maximum subsidy).
3. Multiply the member maximum subsidy by the number of eligible family members.
4. Subtract the subsidy calculated in the last step from the maximum rent. This is the prorated TTP.
5. Subtract the utility allowance for the unit from the prorated TTP. This is the prorated rent for the mixed family.

Revised public housing maximum rents will be applied to a family's rent calculation at the first annual reexamination after the revision is adopted.

6.3.4 Flat Rents and family Choice Rents

1. Flat Rents

The flat rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient.

There is no utility allowance or reimbursement with flat rents. When the family elects to pay the flat rent, the flat rent amount quoted to the family by the PRPHA is the amount the family pays. Changes in family income, expenses, or composition will not affect the flat rent amount because it is outside the income-based formula.

2. **Family Choice in Rents**

The PRPHA will offer a family the choice between flat and income-based rent will upon admission and upon each subsequent annual reexamination.

The PRPHA will require families to submit their choice of flat or income-based rent in writing and will maintain such requests in the tenant file as part of the admission or annual reexamination process.

3. **Switching from Flat Rent to Income-Based Rent Due to Hardship**

   Upon determination by the PRPHA that a financial hardship exists, the PRPHA will allow a family to switch from flat rent to income-based rent effective the first of the month following the family's request.

   Reasons for financial hardship include:

   a. The family has experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance

   b. The family has experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education, or similar items

   c. Such other situations determined by the PRPHA to be appropriate

The PRPHA considers payment of flat rent to be a financial hardship whenever the switch to income-based rent would be lower than the flat rent.

4. **Change in Flat Rents**

   Changes to flat rents, up or down, will not affect families paying flat rent until their next annual flat rent offer, at which time the family will be given the choice of switching back to income-based rent or of remaining on flat rent at the current (most recently adjusted) flat rent for their unit

6.3.6 Flat Rents and Earned Income Disallowance

Because the EID is a function of income-based rents, a family paying flat rent cannot qualify for the EID even if a family member experiences an event that would qualify the family for the EID. If the family later chooses to pay income-based rent, they would only qualify for the EID if a new qualifying event occurs.

A family currently paying flat rent that previously qualified for the EID while paying income-based rent and is currently within their 48 month period would have the 12 cumulative months of full (100 percent) exclusion and phase-in (50 percent) exclusion continue while paying flat rent as long as the employment that is the subject of the exclusion continues, and the 48-month lifetime limit will continue uninterrupted. A family paying flat rent could therefore see a family member's 48-month lifetime limit expire while the family is paying flat rent.

1. **Flat Rents and Mixed Families**

   Mixed families electing to pay flat rent must first have a flat rent worksheet completed to see if the flat rent must be prorated. The worksheet is located in Appendix III of the Form HUD-50058 Instruction Booklet.

If the flat rent is greater than or equal to the public housing maximum rent, there is no proration of flat rent and the family pays the flat rent for the unit.

If the flat rent is less than the maximum rent, the worksheet will calculate a prorated flat rent. The mixed family will pay the prorated flat rent.

CHAPTER VII - VERIFICATION

Introduction

The PRPHA must verify all information being used to establish the family's eligibility and level of assistance and is required to obtain the family's consent to collect such information. Applicants and tenants must cooperate with the verification process as a condition of receiving assistance. The PRPHA must not pass on the cost of verification on to the family.

The Chapter VII has four (4) parts:

Part 1:	General Verification Requirements
Part 2:	Verifying Family Information
Part 3:	Verifying Income and Assets
Part 4:	Verifying Mandatory Deductions

Part 1: General Verification Requirements

7.1.1 FAMILY Consent to Provide Information

The family must supply any information that the PRPHA or HUD determines is necessary for the administration of the program and must consent to PRPHA's verification of that information, through the approved forms.

1. Consent Forms

It is required that all adult applicants and tenants sign the Authorization for Release of Information form (form HUD-9886). The purpose of form HUD-9886 is to facilitate automated data collection and computer matching from specific sources and provides the family's consent only for the specific purposes listed on the form. HUD and the PRPHA may collect information from State Wage Information Collection Agencies (SWICAs) and current and former employers of adult family members. Information may also be obtained directly from financial institutions concerning unearned income. Only HUD is authorized to collect information directly from the Internal Revenue Service (IRS) and the Social Security Administration (SSA).

Adult family members must sign other consent forms needed to collect information relevant to the family's eligibility and level of assistance.

2. Penalties for Failing to Consent

If any family member who is required to sign a consent form fails to do so, the PRPHA will deny admission to applicants and/or terminate the tenant's lease. The family may request a informal hearing in accordance with the PRPHA's grievance procedures.

7.1.2 Overview of Verification Requirements

1. Verification Forms

In order of priority, the forms of verification that the PRPHA will use are:

1. Up-front Income Verification through Enterprise Income Verification (EIV) System (UIV) whenever available
2. Up-front Income Verification through an automated system whenever available, while not of HUD.
3. Third-party Written Verification
4. PRPHA's forms to third party written verification
5. Third-party Oral Verification
6. Self-Certification

1. Requirements for Acceptable Documents

The presentation and the exercise of required documents will be as follows:

a. Any documents used for verification must be the original (not photocopies) and generally must be dated within sixty (60) calendar days of the date they are provided to the PRPHA. The documents must not be damaged, altered or in any way illegible.

b. The PRPHA will accept documents dated up to six (6) months before the effective date of the family's re-examination if the document represents the most recent scheduled report from a source. For example, if the holder of a pension annuity provides semi-annual reports, the PRPHA will accept the most recent report.

c. The PRPHA staff member who views the original document must make a photocopy, sign the copy and annotate the copy with the name of the person who provided the document and the date the original document was viewed.

d. Any family self-certifications must be made in a format acceptable to the PRPHA and must be signed in the presence of a PRPHA representative or PRPHA notary public.

2. File Documentation

The PRPHA will document, in the family file, the following:

a. Reported family annual income

b. Value of assets

c. Expenses related to deductions from annual income

d. Other factors influencing the adjusted income or income-based rent determination

When the PRPHA is unable to obtain 3rd party verification, the PRPHA will document in the family file the reason that third-party verification was not available and will place a photocopy of the original document(s) in the family file.

7.1.3 Up-Front Income Verification (UIV)

The PRPHA will inform all applicants and residents of its use of the following UIV resources during the admission and re-examination process:

- HUD's EIV system

The PRPHA must restrict access to and safeguard UIV data in accordance with HUD's guidelines on security procedures, as issued and made available by HUD.

There may be legitimate differences between the information provided by the family and UIV-generated information. No adverse action can be taken against a family until the PRPHA has independently verified the UIV information and the family has been granted an opportunity to contest any adverse findings through the PRPHA's informal hearing processes.

1. Enterprise Income Verification (EIV) System

Effective January 31, 2010, all PHAs are required to use the EIV system in its entirety. This means that PHAs must use all features of the EIV system to:

a. Verify tenant employment and income information during mandatory reexaminations of family composition and income.

b. Reduce administrative and subsidy payment errors in accordance with HUD administrative guidance.

The EIV System is a web-based application, which provides PRPHA with employment, wage, unemployment compensation and social security benefit information of tenants who participate in the Public Housing and various Section 8 programs under the jurisdiction of the Office of Public and Indian Housing (PIH). This system is available to all PHAs nationwide. Information in EIV is derived from computer matching programs initiated by HUD with the Social Security Administration (SSA) and the U.S. Department of Health and Human Services (HHS), for all program participants with valid personal identifying information (name, date of birth (DOB), and social security number (SSN) reported on the form HUD-50058.

PRPHA is required to review the EIV Income Report of each family before or during mandatory annual and interim reexaminations to reduce tenant under reporting of income and improper subsidy payments. EIV is classified as an up-front income verification technique, which helps to identify income sources and/or amounts that the tenant may not have disclosed. This verification technique in many instances will reduce the need to mail or fax third party verification request forms to an income source. EIV also provides various reports to assist PRPHA with the following:

a. Identifying tenants whose reported personal identifiers do not match the SSA database;
b. Identifying tenants who need to disclose a SSN;
c. Identifying tenants whose alternate identification number (Alt ID) needs to be replaced with a SSN;

d. Identifying tenants who may not have reported complete and accurate income information;
e. Identifying tenants who have started a new job;
f. Identifying tenants who may be receiving duplicate rental assistance;
g. Identifying tenants who are deceased and possibly continuing to receive rental assistance;
h. Identifying former tenants of PIH rental assistance programs who voluntarily or involuntarily left the program and have a reportable adverse status and/or owe money to a PHA or Section 8 landlord.

2. Access to the EIV System

PRPHA's staff that have a need to access the EIV system, is required to complete and submit the EIV Access Authorization Form & Rules of Behavior and User Agreement to their designated EIV User Administrator. The User Administrator certify and send the forms to Coordinator in the local HUD office. Individuals who will not directly access the EIV system, but will have access to the EIV data in printed or electronic form is also required to complete the EIV Access Authorization Form & Rules of Behavior and User Agreement and maintain on file in the place when access the report, but do not submit the form to the Coordinator in the local HUD office.

3. File documentation required to demonstrate compliance with mandated use of EIV

a. For each new admission (form HUD-50058 action type 1), the PRPHA is required to review the EIV Income Report to confirm or validate family reported income within 120 days of the PIC submission date. PRPHA will print and maintain a copy of the EIV Income Report in the tenant file. PRPHA will resolve any income discrepancy with the family within 60 days of the EIV Income Report date.

b. For each historical adjustment (form HUD-50058 action type 14), the PRPHA is required to review the EIV Income Report to confirm or validate family-reported income within 120 days of the PIC submission date; and print and maintain a copy of the EIV Income Report in the tenant file; and resolve any income discrepancy with the family within 60 days of the EIV Income Report date.

c. For each interim reexamination (form HUD-50058 action type 3) the PRPHA is required to have in the tenant file, **ICN Page** when there is **no** household income discrepancy noted on the household's Income Discrepancy Report tab or Income Discrepancy Report.

d. For each annual reexamination, the PRPHA is required to have the following documentation in the tenant file:

i. **No Dispute of EIV Information:** EIV Income Report, current acceptable tenant-provided documentation, and if necessary, traditional third party verification form(s).
ii. **Disputed EIV Information:** EIV Income report, current acceptable tenant provided documentation, and/or traditional third party verification form(s) for disputed information.
iii. **Tenant-reported income not verifiable through EIV system:** Current tenant-provided documents, and if necessary traditional third party verification form(s).

4. Tenant Repayment Agreement

If the tenant refuses to pay retroactive income resulting from the concealment of income to the PRPHA, the PRPHA notify the tenant intended cancellation of contract.

The Payment plans:

1) Shall be in writing, with date and signature of the lessee and the representative of the PRPHA.
2) Will include the total owed retroactive income, the payment made at the beginning of the plan and the amount to pay monthly.
3) Detailed contractual clauses or regulations on the failure of the tenant and the warning about the termination of the contract; that the payment of retroactive income is in addition to the monthly income; that the terms of the payment plan can be renegotiated in the event of increase or decrease in the income of the family; that late payments or that they are not undertaken constitute a failure to comply with the payment plan and result in the cancellation of the lease.

The PRPHA will determine the retroactive income as much as possible to have documents on not reported revenue to sustain the same. Back pay monthly rent plus the amount of monthly rent paid by the tenant should not exceed forty percent (40%) of the monthly adjusted income of the family. The period in which the retroactive income balance must be paid is based on the monthly payments and the original back stock. For the payment of retroactive income the tenant may choose to make a global payment or divide the total in monthly installments.

5. Custody of EIV reports and divulgation of EIV' report data

The PRPHA will maintain EIV reports in the tenant file, up to three (3) years after the date of termination of the participation of the lessee in the program. The Federal Privacy Act, 5 USC sec. 552a, prohibits the disclosure of information of an individual to another person without the consent in writing of the individual. By which, EIV report of an adult member of the family information must not be shared (or provide a copy or display the report) to other adult member of

the family composition, unless the individual provides consent in writing to disclose the information.

6. EIV Identity Verification

As part of the annual reexamination process, the PRPHA will identify residents whose identity verification has failed. The PRPHA will attempt to resolve Public and Indian Housing Information Center (PIC) and the Social Security Administration (SSA) discrepancies by reviewing file documents. When the PRPHA determines that discrepancies exist due to PRPHA errors such as spelling errors or incorrect birth dates, the errors will be corrected promptly.

7.1.4 Third Party Written and Oral Verification

1. Reasonable Effort and Timing

a. The PRPHA will seek third-party verification using a combination of written and oral requests to verification sources. Information received orally from third parties may be used either to clarify information provided in writing by the third party or as independent verification when written third-party verification is not received in a timely fashion.

b. The PRPHA may mail, fax, e-mail, or hand deliver third-party written verification requests and will accept third-party responses using any of these methods. The PRPHA will send a written request for verification to each required source within five (5) business days of securing a family's authorization for the release of the information and give the source ten (10) business days to respond in writing. If a response has not been received by the eleventh (11th) business day, the PRPHA will request third-party oral verification.

c. The PRPHA will make a minimum of two attempts, one of which may be oral, to obtain third-party verification. A record of each attempt to contact the third-party source (including no-answer calls) and all contacts with the source will be documented in the file. Regarding third-party oral verification, PRPHA staff will record in the family's file the name and title of the person contacted, the date and time of the conversation (or attempt), the telephone number used and the facts provided.

d. The PRPHA will accept a verbal response to the initial written request for verification as oral verification, however it will also request that the source complete and return any verification forms that were provided.

e. If a third party agrees to confirm in writing the information provided orally, the PRPHA will wait no more than five (5) business days for the information to be provided. If the information is not provided by the sixth (6th) business day, the PRPHA will use any information provided orally in combination with reviewing family-provided documents (see below).

2. When Third-Party Information is Late

When third-party verification has been requested and the time-frames for submission have been exceeded, the PRPHA will use the information from documents on a

provisional basis. If the PRPHA later receives third-party verification that differs from the amounts used in income and rent determinations and it is past the deadline for processing the re-examination, the PRPHA will conduct an interim re-examination to adjust the figures used for the re-examination, regardless of the PRPHA's interim re-examination policy.

1. When Third-Party Verification is Not Required

a. Primary Documents

Third-party verification is not required when legal documents are the primary source, such as a birth certificate or other legal documentation.

b. Certain Assets and Expenses

The PRPHA will use review of documents in lieu of requesting third-party verification when the market value of an individual asset or an expense is less than $1,000 annually and the family has original documents that support the declared amount.

c. **Certain Income, Asset and Expense Sources**

The PRPHA will determine that third-party verification is not available when there is a service charge for verifying an asset or expense and the family has original documents that provide the necessary information.

If the family cannot provide original documents, the PRPHA will pay the service charge required to obtain third-party verification, unless it is not cost effective in which case a self-certification will be acceptable as the only means of verification.

7.1.5 Review of Documents

Using Review of Documents as Verification

If the PRPHA has determined that third-party verification is not available or not required, the PRPHA will use documents provided by the family as verification.

The PRPHA may also review documents when necessary to help clarify information provided by third parties. In such cases the PRPHA will document in the file how the PRPHA arrived at a final conclusion about the income or expense included in its calculations.

7.1.6. Self-Certification

When information cannot be verified by a third party or by review of documents, family members will be required to submit self-certifications attesting to the accuracy of the information they have provided to the PRPHA.

The self-certification must be made in a format acceptable to the PRPHA and must be signed by the family member whose information or status is being verified. All self-certifications must be signed in the presence of a PRPHA representative.

Part 2: Verifying Family Information

7.2.1 Verification of Legal Identity

The PRPHA will require families to furnish verification of legal identity for each household member.

Verification of Legal Identity for Adults	Verification of Legal Identity for Children
Certificate of Birth, Social Security Number, Immigration Documents Baptismal certificate Driver's license or Department of Motor Vehicle identification card U.S. military discharge (DD 214) U.S. passport Voter's Registration Card (with photo ID) Employer identification card	Certificate of birth Adoption papers Custody agreement Health and Human Services ID School records

If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required. Legal identity will be verified on an as needed basis.

7.2.2 Social Security Numbers

All family members must provide social security numbers. The PRPHA will also accept the following documents as evidence if the SSN is provided on the document:

a. Identification card issued by a federal, state, or local agency, a medical insurance company or provider, or employer or trade union

b. Income Tax Documents

c. Benefit award letters from government agencies; retirement benefit letters; life insurance policies

d. Court records (real estate, tax notices, marriage and divorce, judgment or bankruptcy records)

If the family reports an SSN but cannot provide acceptable documentation of the number, the PRPHA will require a self-certification stating that documentation of the SSN cannot be provided at this time. The PRPHA will require documentation of the SSN within sixty (60) calendar days from the date of the family member's self-certification mentioned above. If the family is an applicant, assistance cannot be provided until proper documentation of the SSN is provided. The PRPHA will instruct the family to obtain a duplicate card from the local Social Security Administration (SSA) office.

For individuals who are at least sixty two (62) years of age and are unable to submit the required documentation of their SSN within the initial sixty (60) day period, the PRPHA will grant an additional sixty (60) calendar days to provide documentation.

7.2.3 Documentation of Age

If an official record of birth or evidence of social security retirement benefits cannot be provided, the PRPHA will require the family to submit other documents that support the reported age of the family member. For example, school records, driver's license if birth year is recorded. The family will provide a self-certification. Age must be verified only once during continuously-assisted occupancy.

7.2.4 Family Relationships

1. Family relationships are verified only to the extent necessary to determine a family's eligibility and level of assistance. Certification by the head of household is normally sufficient verification of family relationships.

2. Certification by the head of household is normally sufficient verification. If the PRPHA has reasonable doubts about a marital relationship, the PRPHA will require the family to document the marriage. A marriage certificate generally is required to verify that a couple is married.

3. In the case of a common law marriage, the couple must demonstrate that they hold themselves to be married.

4. Certification by the head of household is normally sufficient verification. If the PRPHA has reasonable doubts about a separation or divorce, the PRPHA will require the family to document the divorce, or separation.

5. A copy of a court-ordered maintenance or other court record is required to document a separation.

6. If no court document is available, documentation from a community-based or governmental agency will be accepted.

7.2.5 Verification of Students Status

The PRPHA requires families to provide information about the student status of all students who are eighteen (18) years of age or older. This information will be verified only if:

- The family claims full-time student status for an adult other than the head, spouse, or co-head; or
- The family claims a child care deduction to enable a family member to further his or her education.

7.2.6 Documentation of Disability

The PRPHA must verify the existence of a disability in order to allow certain income disallowances and deductions from income. The PRPHA is not permitted to inquire about the nature or extent of a person's disability. The PRPHA may not inquire about a person's diagnosis or details of treatment for a disability or medical condition. If the PRPHA receives a verification document that provides such information, the PRPHA will not place this information in the tenant's file. Under no circumstances will the PRPHA request a resident's medical record(s). For more information on health care privacy laws, see the Department of Health and Human Services' website at www.os.dhhs.gov.

The above cited regulation does not prohibit the following inquiries, provided these inquiries are made of all applicants, whether or not they are persons with disabilities.

a. Inquiry into an applicant's ability to meet the requirements of ownership or tenancy.

b. Inquiry to determine whether an applicant qualifies for a housing unit available only to persons with disabilities or to persons with a particular type of disability.

c. Inquiry to determine whether an applicant for a housing unit is qualified for a priority available to persons with disabilities or to persons with a particular type of disability.

d. Inquiring whether an applicant is a current illegal abuser or addict of a controlled substance.

e. Inquiring whether an applicant has been convicted of the illegal manufacture or distribution of a controlled substance.

1. Family Members Receiving SSA Disability Benefits

For family members claiming disability who receive SSI or other disability payments from the SSA, the PRPHA will attempt to obtain information about disability benefits through the HUD Enterprise Income Verification (EIV) system when it is available. If documentation from HUD's EIV System is not available, the PRPHA will request a current (dated within the last sixty (60) days) SSA benefit verification letter from each family member claiming disability status. If the family is unable to provide the document(s), the PRPHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213, or by requesting it from www.ssa.gov. Once the applicant or resident receives the benefit verification letter they will be required to provide it to the PRPHA.

2. Family Members Not Receiving SSA Disability Benefits

If a family member(s) claims a disability but does not receive SSI or other disability payments from the SSA, a knowledgeable professional must provide third-party verification stating that the family member(s) meets HUD's definition of disability. (See the Eligibility chapter for the HUD definition of disability. The knowledgeable professional will verify whether the family member does or does not meet the HUD definition).

7.2.7 Citizenship or Eligible Immigration Status

a. Documents Required

All family members claiming eligible immigration status must declare their status in the same manner as U.S. citizens and nationals.

The documentation required for eligible noncitizens varies depending upon factors such as the date the person entered the U.S., the conditions under which eligible immigration status has been granted, age, and the date on which the family began receiving HUD-funded assistance.

3. PRPHA Verification

Proof of age is required for family members age sixty two (62) or older who claim to be eligible immigrants. No further verification of eligible immigration status is required. PRPHA must

verify immigration status with the U.S. Citizenship and Immigration Services (USCIS) for family members under the age of sixty two (62) who claim to be eligible immigrants.

Part 3: Verifying Income and Assets

Chapter 6, Part I of this ACOP describes in detail the types of income that are included and excluded and how assets and income from assets are handled. Any assets and income reported by the family must be verified. This part provides the PRPHA's policies that supplement the general verification procedures specified in Part 1 of this chapter.

7.3.1 EARNED Income

1. Tips

Persons who work in industries where tip incomes are standard will be required to sign a certified estimate of tips received for the prior year and tips anticipated to be received in the coming year, unless an employer includes the tip income in the family member's W-2.

7.3.2 Business and Self- Employment Income

Business owners and self-employed persons will be required to provide:

a. An audited financial statement for the previous fiscal year if an audit was conducted. If an audit was not conducted, a statement of income and expenses must be submitted and the business owner or self-employed person must certify to its accuracy.

b. All schedules completed for filing federal and local taxes in the preceding year.

c. An accountant's calculation of depreciation expense, computed using straight-line depreciation rules, if accelerated depreciation was used on the tax return or financial statement.

The PRPHA will provide a format for any person who is unable to provide such a statement to record income and expenses for the coming year. The business owner/self-employed person will be required to submit the information requested and to certify to its accuracy at all future re-examinations.

At any re-examination the PRPHA may request documents that support submitted financial statements such as manifests, appointment books, cash books, or bank statements.

If a family member has been self-employed less than three (3) months, the PRPHA will accept the family member's certified estimate of income and schedule an interim re-examination in three (3) months. If the family member has been self-employed for three (3) to twelve (12) months the PRPHA will require the family to provide documentation of income and expenses for this period and use that information to project income.

7.3.3 Periodic Payments and payments in Lieu of Earnings

1. Social Security/SSI Benefits

To verify the SS/SSI benefits of applicants, the PRPHA will request a current (dated within the last sixty (60) days) SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s), the PRPHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213, or by requesting it from www.ssa.gov. When the applicant receives the benefit verification letter they will be required to provide it to the PRPHA.

To verify the SS/SSI benefits of residents, the PRPHA will obtain information about social security/SSI benefits through the HUD EIV System. If benefit information is not available in HUD systems, the PRPHA will request a current SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s) the PRPHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213, or by requesting it from www.ssa.gov. Once the resident has received the benefit verification letter they will be required to provide it to the PRPHA.

7.3.4 Child Support

The manner in which the PRPHA will seek verification for alimony and child support differs depending on whether the family declares that it receives regular payments.

If the family declares that it ***receives regular payments***, verification will be sought in the following order:

a. If payments are made through a local entity, the PRPHA will request a record of payments for the past twelve (12) months and request that the entity disclose any known information about the likelihood of future payments.

b. Third-party verification from the person paying the support. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.

c. Copy of the latest check and/or payment stubs.

d. Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received.

If the family declares that it receives irregular or no payments, in addition to the verification process listed above, the family must provide evidence that it has taken all reasonable efforts to collect amounts due. This may include:

a. A statement from any agency responsible for enforcing payment that shows the family has requested enforcement and is cooperating with all enforcement efforts

b. If the family has made independent efforts at collection, a written statement from the attorney or other collection entity that has assisted the family in these efforts

Families are not required to undertake independent enforcement action.

7.3.5 Assets and Income from Assets

1. Assets Disposed of for Less than Fair Market Value

The PRPHA will verify the value of assets disposed of only if:

a. The PRPHA does not already have a reasonable estimation of its value from previously collected information, or

b. The amount reported by the family in the certification appears obviously in error.

7.3.6 Net Income from Rental Property

The family must provide:

1. A current executed lease for the property that shows the rental amount or certification from the current tenant
2. A self-certification from the family members engaged in the rental of property providing an estimate of expenses for the coming year and the most recent IRS Form 1040 with Schedule E (Rental Income). If schedule E was not prepared, the PRPHA will require the family members involved in the rental of property to provide a self-certification of income and expenses for the previous year and may request documentation to support the statement including: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedules showing monthly interest expense.

7.3.7 Retirement Accounts

When third-party verification is not available the type of original document that will be accepted depends upon the family member's retirement status.

1. ***Before*** retirement, the PRPHA will accept an original document from the entity holding the account with a date that shows it is the most recently scheduled statement for the account but in no case earlier than four months or one hundred twenty (120) days from the effective date of the examination.
2. ***After*** retirement, the PRPHA will accept an original document from the entity holding the account dated no earlier than twelve (12) months before that reflects any distributions of the account balance, any lump sums taken and any regular payments.

7.3.8 Income from Excluded Sources

The PRPHA will reconcile differences in amounts reported by the third party and the family only when the income is needed to determine how much is to be excluded (or included) in the determination of annual income. Examples of this are the Earned Income Disallowance and increases in earned income due to participation in a qualified state or local Training Program.

7.3.9 Zero Annual Income Status

The PRPHA will check UIV sources and/or request information from third-party sources to verify that certain forms of income such as unemployment benefits, TANF, SSI, etc. are not being received by families claiming to have zero annual income. The PRPHA, at its discretion, will require the family to fill out a declaration of income and expenses.

Part 4: Verifying Mandatory Deductions

7.4.1 Dependent and Elderly/Disabled Household Deductions

1. Dependent Deduction

The PRPHA will verify that:

a. Any person under the age of eighteen (18) for whom the dependent deduction is claimed is not the head, spouse or co-head of the family and is not a foster child; or

b. Any person age eighteen (18) or older for whom the dependent deduction is claimed is not a foster adult or live-in aide, and is a person with a disability or a full time student.

2. Elderly/Disabled Family Deduction

The PRPHA will verify that the head or spouse is sixty two (62) years of age or older or a person with disabilities.

7.4.2 Medical Expense Deduction

1. Amount of Expense

The PRPHA will provide a third-party verification form directly to the medical provider requesting the needed information.

Medical expenses will be verified through:

a. Third-party verification form signed by the provider, when possible

b. If third-party is not possible, copies of cancelled checks used to make medical expense payments and/or printouts or receipts from the source will be used. In this case the PRPHA will make a best effort to determine what expenses from the past are likely to continue to occur in the future. The PRPHA will also accept evidence of monthly payments or total payments that will be due for medical expenses during the upcoming twelve (12) months.

c. If third-party or document review is not possible, written family certification as to costs anticipated to be incurred during the upcoming twelve (12) months

In addition, the PRPHA must verify that:

a. The household is eligible for the deduction.

b. The costs to be deducted are qualified medical expenses.

c. The expenses are not paid for or reimbursed by any other source.

d. Costs incurred in past years are counted only once.

2. Eligible Household

The medical expense deduction is permitted only for households in which the head, spouse, or co-head is at least sixty two (62) years or a person with disabilities. The PRPHA will verify that the family meets the definition of an elderly or disabled family.

3. Unreimbursed-Expenses

The family will be required to certify that the medical expenses are not paid or reimbursed to the family from any source.

4. Expenses Incurred in Past Years

When anticipated costs are related to on-going payment of medical bills incurred in past years, the PRPHA will verify:

a. The anticipated repayment schedule

b. The amounts paid in the past, and

c. Whether the amounts to be repaid have been deducted from the family's annual income in past years

7.4.3 Disability Assistance Expenses

1. Attendant Care

The PRPHA will provide a third-party verification form directly to the care provider requesting the needed information.

Expenses for attendant care will be verified through:

a. Third-party verification form signed by the provider, when possible

b. If third-party is not possible, copies of cancelled checks used to make attendant care payments and/or receipts from care source

c. If third-party or document review is not possible, written family certification as to costs anticipated to be incurred for the upcoming twelve (12) months

2. Auxiliary Apparatus

Expenses for auxiliary apparatus will be verified through:

a. Third-party verification of anticipated purchase costs of auxiliary apparatus.

b. If third-party are not possible, billing statements for purchase of auxiliary apparatus, or other evidence of monthly payments or total payments that will be due for the apparatus during the upcoming twelve (12) months.

c. If third-party or document review is not possible, written family certification of estimated apparatus costs for the upcoming twelve (12) months.

In addition, the PRPHA must verify that:

a. The family member for whom the expense is incurred is a person with disabilities.

b. The expense permits a family member, or members, to work.

c. The expense is not reimbursed from another source.

3. Family Member(s) Permitted to Work

The PRPHA will seek third-party verification from a Rehabilitation Agency or knowledgeable medical professional indicating that the person with disabilities requires attendant care or an auxiliary apparatus to be employed, or that the attendant care or auxiliary apparatus enables another family member, or members, to work (See 6.2.5.).

If third-party and document review verification has been attempted and is either unavailable or proves unsuccessful, the family must certify that the disability assistance expense frees a family member, or members (possibly including the family member receiving the assistance), to work.

4. Unreimbursed Expenses

An attendant care provider will be asked to certify that, to the best of the provider's knowledge, the expenses are not paid by or reimbursed to the family from any source.

The family will be required to certify that attendant care or auxiliary apparatus expenses are not paid by or reimbursed to the family from any source.

7.4.4 Child Care Expenses

1. Eligible Child

Only the costs incurred for child-care for children under the age of thirteen (13) are eligible for the child-care deduction. The PRPHA will verify that the child being cared for (including foster children) is under the age of thirteen (13).

2. Unreimbursed Expense

The child care provider will be asked to certify that, to the best of the provider's knowledge, the child-care expenses are not paid by or reimbursed to the family from any source.

The family will be required to certify that the child-care expenses are not paid by or reimbursed to the family from any source.

3. Pursuing an Eligible Activity

The PRPHA will verify information about how the schedule for the claimed activity relates to the hours of care provided, the time required for transportation, the time required for study (for students), the relationship of the family member(s) to the child, and any special needs of the child that might help determine which family member is enabled to pursue an eligible activity.

4. Seeking Work

Whenever possible, the PRPHA will use documentation from a state or local agency that monitors work-related requirements. In such cases the PRPHA will request verification from the agency of the member's job seeking efforts to date and require the family to submit to the PRPHA any reports provided to the other agency.

In the event third-party verification is not available, the PRPHA will provide the family with a form on which the family member must record job search efforts. The PRPHA will review this information at each subsequent re-examination for which this deduction is being claimed.

5. Furthering Education

The PRPHA will request the academic or vocational educational institution verify that the person permitted to further his or her education by the child care is enrolled and provide information regarding the timing of classes for which-the person is registered.

6. Gainful Employment

The PRPHA will seek verification of the work schedule from the employer of the person who is permitted to work by the child care. In cases in which two or more family members could be permitted to work, the work schedules for all relevant family members may be verified.

7. Allowable Type of Child Care

The PRPHA will verify that the fees paid to the child care provider cover only child care costs and are paid only for the care of an eligible child (e.g., prorate costs if some of the care is provided for ineligible family members).

The PRPHA will verify that the child care provider is not an assisted family member. Verification will be made through the head of household's declaration of family members who are expected to reside in the unit.

8. Reasonableness of Expenses

The actual costs the family incurs will be compared with the PRPHA's established standards of reasonableness for the type of care in the locality to ensure that the costs are reasonable.

If the family presents a justification for costs that exceed typical costs in the area, the PRPHA will request additional documentation, as required, to support a determination that the higher cost is appropriate.

CHAPTER VIII - LEASING AND INSPECTIONS

Introduction

An eligible family may occupy a public housing unit under the terms of a lease. The lease must meet all regulatory requirements, and must also comply with applicable state and local laws and codes.

The term of the lease must be for a period of twelve (12) months. It is renewed for another twelve (12) month term, except that the PRPHA may not renew the lease if the family has violated the community service requirement or other obligation imposed in the Lease.

HUD rules require the PRPHA to inspect each housing unit prior to move-in, at move-out, and annually during occupancy. In addition, the PRPHA may require additional inspections, in accordance with PRPHA Policy. This part contains the PRPHA's policies governing inspections, notification of unit entry and inspection results.

The Chapter VIII has two (2) parts:

Part 1: Leasing

Part 2: Inspections

Part 1: Leasing

8.1.1 Lease Orientation

After unit acceptance but prior to occupancy, a PRPHA representative will provide a lease orientation to the family. The head of household or spouse and members of the family of eighteen (18) years or more are required to attend.

1. **Orientation Agenda**

At the lease orientation the families will be provided with:

a. A copy of the lease

b. A copy of the PRPHA's Admissions and Occupancy Policies and other regulations and procedures and its Exhibits, if any

Topics to be discussed will include:

a. Review and explanation of lease provisions

b. Unit maintenance and work orders

c. The PRPHA's reporting requirements

d. Explanation of occupancy forms

e. Community service requirements

f. Family choice of rent

g. Mandatory changes and transfers

h. Reasonable Accommodations

8.1.2 Execution of Lease

1. The head of household, spouse and all other adult members of the household will be required to sign the public housing lease prior to admission. The family will go to the Administration Project Office for the execution of lease. The head of household will be provided a copy of the executed lease and the PRPHA will retain a copy in the resident's file.
2. File for household that include a live-in aide will contain file documentation signed by the live-in aide, stating that the live-in aide is not a party to the lease and is not entitled to PRPHA assistance.

8.1.3 Modifications to the Lease

1. The family will have thirty (30) days to accept any proposed revision of the lease. If the family does not accept the offer of the revised lease within that thirty (30) day timeframe, the family's tenancy will be terminated for other good cause according to the policies of PRPHA.
2. When the PRPHA proposes to modify or revise the rules and regulations, the PRPHA will notify through, at minimum, on the local newspaper or in the administrative offices at each development.
3. The lease will be amended to reflect all changes in family composition.
4. If, for any reason, any member of the household ceases to reside in the unit, the lease will be amended and this will be actualize by a Lease Complement Form, where the head of household signs and PRPHA will be required to initial and date the change.
5. If a new household member is approved by the PRPHA to reside in the unit, the person's name and birth date will be added to the lease. The head of household and PRPHA will be required to initial and date the change. If the new member of the household is an adult, he or she will also be required to sign and date the lease.

8.1.4 Payments Under the Lease

1. Rent Payments

The tenant rent is due and payable at the administrative offices at each development on the first (1st) of every month or in the date establish on the Lease. If the first (1st) falls on a weekend or holiday, the rent is due and payable on the first business day thereafter.

If a family's tenant rent changes, the PRPHA will notify the family of the new amount and the effective date by sending a "Notice of Rent Adjustment" which will become an attachment to the lease.

2. Utility Charges

The residents are responsible for all utility charges. Utilities must be maintained in the name of the head of household. No lease will be executed until the utilities are activated in the name of the head of household.

Nonpayment of utility charges; inappropriate and fraudulent use of the utilities and failure to maintain utilities in the name of the head of household are violations of the lease and are grounds for eviction.

3. **Damage Charges**

When applicable, families will be charged for damages charges as established in the PRPHA's current schedule. Notices of maintenance and damage charges will be mailed monthly and will be in accordance with requirements regarding notices of adverse actions. Charges are due and payable fifteen (15) calendar days after billing. If the family requests a grievance hearing within the required timeframe, the PRPHA may not take action for nonpayment of the charges until the conclusion of the grievance process. Nonpayment of damage charges is a violation of the lease and is grounds for eviction.

Part 2: Inspections

8.2.1 Types of Inspections

1. Move-In Inspections

The Head of Household may attend the initial inspection and sign the inspection form.

2. Move-Out Inspections

The Head of Household may attend the move out inspection and sign the inspection form. When applicable, the PRPHA will provide the tenant with a statement of charges to be made for damage beyond normal wear and tear.

3. Annual Inspections

Under the Public Housing Assessment System (PHAS), the PRPHA is required to inspect all occupied units annually using HUD's Uniform Physical Condition Standards (UPCS).

4. Quality Control Inspections

Supervisory quality control inspections will be conducted according to the PRPHA's maintenance plan.

5. Special Inspections

PRPHA staff may conduct a special inspection for any of the following reasons:

- Housekeeping
- Unit condition
- Suspected lease violation
- Preventive maintenance
- Routine maintenance

- Reasonable cause to believe an emergency exists

6. Other Inspections

Building exteriors, grounds, common areas and systems will be inspected according to the PRPHA's maintenance plan.

8.2.2 Notice and Scheduling of Inspections

1. Notice of Entry

a. Non-emergency Entries

The PRPHA will notify the resident in writing at least forty eight (48) hours prior to any non-emergency inspection.

For regular annual inspections, the family will receive at least two (2) weeks written notice of the inspection to allow the family to prepare the unit for inspection.

Entry for repairs requested by the family will not require prior notice. Resident-requested repairs presume permission for the PRPHA to enter the unit.

b. **Emergency Entries**

The PRPHA may enter the housing unit at any time without prior notice when there is reasonable cause to believe that an emergency exists. If no adult household member is present at the time of an emergency entry, the PRPHA must leave a written statement showing the date, time and purpose of the entry prior to leaving the housing unit.

2. Scheduling of Inspections

Inspections will be conducted during business hours. If a family needs to reschedule an inspection, they must notify the PRPHA at least twenty four (24) hours prior to the scheduled inspection. The PRPHA will reschedule the inspection no more than once unless the resident has a verifiable good cause that justify a reschedule for inspection. The PRPHA may request verification of such cause.

3. Attendance at Inspections

Except at move-in inspections, the tenant is not required to be present for the inspection. The tenant may attend the inspection if he or she wishes.

If no one is at home, the inspector will enter the unit, conduct the inspection and leave a copy of the inspection report in the unit.

8.2.3 Inspections Results

The PRPHA is obligated to maintain housing units and the project in decent, safe and sanitary condition and to make necessary repairs to the units.

1. Emergency Repairs

When conditions in the unit are hazardous to life, health, or safety, the PRPHA will make repairs for the attention of the situation and transfer the family within twenty four (24) hours.

Defects hazardous to life, health or safety include, but are not limited to, the following:

a. Any condition that jeopardizes the security of the unit
b. Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling
c. Natural or LP gas or fuel oil leaks
d. Any electrical problem or condition that could result in shock or fire
e. Utilities not in service, including no running hot water
f. Conditions that present the imminent possibility of injury
g. Obstacles that prevent safe entrance or exit from the unit
h. Absence of a functioning toilet in the unit
i. Inoperable smoke detectors

2. Non-emergency Repairs

The PRPHA will correct non-life threatening health and safety defects within fifteen (15) business days of the inspection date. If the PRPHA is unable to make repairs within that period due to circumstances beyond the PRPHA's control the PRPHA will notify the family of an estimated date of completion of works. Examples of circumstances beyond control of PRPHA may be that required parts or services are not available, and the weather conditions, among others.

The family must allow the PRPHA access to the unit in order to make repairs.

3. Resident Caused Damages

Damages to the unit beyond normal wear and tear will be billed to the tenant according to the policies established. Repeated or excessive damages to the unit beyond normal wear and tear will be considered a violation of the lease.

4. Housekeeping

Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage insect or rodent infestation, or cause damage to the unit are in violation of the lease. In these instances, the PRPHA will interview with the Head of Household about the necessary actions to correct the situation.

PRPHA will conduct a re-inspection within thirty (30) days of the interview mentioned to confirm that the resident has complied with the requirement to abate the problem. Failure

to abate the problem or allow for a re-inspection is considered a violation of the lease and PRPHA will initiated the termination of tenancy.

Notice of lease violation will also be issued to resident who purposely disengage the unit's smoke detector. Only one warning will be given. A second incidence will result in lease termination.

CHAPTER IX – REEXAMINATIONS

Introduction

The PRPHA is required to obtain information needed to conduct reexaminations. Families are required to provide current and accurate information on income, assets, allowances and deductions, family composition and community service compliance as part of the reexamination process.

HUD requires that the PRPHA offer all families the choice of paying income-based rent or flat rent at least annually.

Family circumstances may change throughout the period between annual reexaminations. HUD and PRPHA policies dictate what kinds of information about changes in family circumstances must be reported, and under what circumstances the PRPHA can process interim reexaminations to reflect those changes. The PRPHA shall conduct interim reexaminations of income or family composition at any time.

Also, the family can request an interim determination if other aspects of the family's income or composition change. The PRPHA must complete the interim reexamination within a reasonable time after the family's request.

For those families paying income-based rent, the PRPHA must recalculate the rent amount based on the income information received during the reexamination process and notify the family of the changes.

The Chapter IX has four (4) parts:

Part 1: Annual Reexaminations for Families Paying Income Based Rents

Part 2: Reexaminations for Families Paying Flat Rents

Part 3: Interim Reexaminations

Part 4: Recalculating Tenant Rent

Part 1: Annual Reexaminations for Families Paying Income Based Rents

9.1.1 Scheduling Annual Reexaminations

The PRPHA will schedule annual reexaminations so that they are completed in time to coincide with the family's anniversary date. The PRPHA will begin the annual reexamination process approximately 120 days in advance of the scheduled effective date.

1. **Anniversary date**

Is defined as twelve (12) months from the effective date of the family's last annual reexamination or from the effective date of the family's admission.

If the family transfers to a new unit, the PRPHA will perform an interim reexamination, and the anniversary date will not be changed.

The PRPHA may also schedule an annual reexamination for completion prior to the anniversary date for administrative purposes.

2. **Notification and Participation in the Annual Reexamination Process**

Families are required to participate in an annual reexamination interview, which must be attended by the head of household, spouse and all members of eighteen (18) and older. If participation in an in-person interview poses a hardship because of a family member's disability, the family should contact the PRPHA to request a reasonable accommodation.

Notification of annual reexamination interviews will be sent by first-class mail and will contain the date, time, and location of the interview. In addition, it will inform the family of the information and documentation that must be brought to the interview.

If the family is unable to attend a scheduled interview, the family should contact the PRPHA at least three (3) days in advance of the interview to schedule a new appointment. In all circumstances, if a family does not attend the scheduled interview the PRPHA will send a second notification with a new interview appointment time. This will be the final request.

If a family fails to attend the second scheduled interview without PRPHA's prior approval, the family will be in violation of their lease and may be terminated in-accordance with the policies in Chapter 13.

An advocate, interpreter, or other assistant may assist the family in the interview process.

9.1.2 Conducting Annual Reexaminations

1. Families will be asked to bring all required information (as described in the reexamination notice) to the reexamination appointment. The required information will include a PRPHA-designated reexamination form, the form HUD 9886, Authorization for the Release of Information/Privacy Act Notice, as well as supporting documentation related to the family's income, expenses, and family composition.

2. Any required documents or information that the family is unable to provide at the time of the interview must be provided within ten (10) business days of the interview. The family may request an extension, if it is unable to obtain the information or materials within the required time frame.

3. If the family does not provide the required documents or information within the required time frame or any PRPHA approved extensions, the family will be in violation of their lease and may be terminated in accordance with the policies of PRPHA.

4. The information provided by the family generally must be verified in accordance with the policies in Chapter 7. Unless the family reports a change, or the PRPHA has reason to believe that previously reported information has changed, certain types of information that were verified at admission typically do not need to be re-verified on an annual basis. These include:

a. Birth Certificates

b. Social security numbers

c. A person's disability status

d. Citizenship or immigration status

5. Change in Unit Size

Changes in family or household composition may make it appropriate to consider transferring the family to a suitable size unit in order to comply with occupancy standards. The PRPHA may base this decision on information provided at the annual reexamination. Policies related to such transfers are located in Chapter 12.

6. Criminal Background Checks

Each household member age eighteen (18) and over will be required to execute a consent form for a criminal background check as part of the annual reexamination process.

7. Compliance with Community Service

For families who include non-exempt individuals, the PRPHA must determine compliance with community service requirements once every twelve (12) months.

9.1.3 Effective Dates

1. Increase Rent

In general, an ***increase*** in the tenant rent that results from an annual reexamination will take effect on the family's anniversary date, and the family will be notified at least thirty (30) days in advance.

If the PRPHA, for administrative purposes, chooses to schedule an annual reexamination for completion prior to the family's anniversary date, the effective date will be determined by the PRPHA, but will always allow for the thirty (30) day notice-period.

If the family causes a delay in processing the annual reexamination, increases in the family share of the rent will be applied retroactively to the scheduled effective date of the annual reexamination. The family will be responsible for any underpaid rent and may be offered a repayment agreement in accordance with the PRPHA policies.

2. Decrease Rent

In general, a ***decrease*** in the tenant rent that results from an annual reexamination will take effect on the family's anniversary date.

If the PRPHA chooses to schedule an annual reexamination for completion prior to the family's anniversary date for administrative purposes, the effective date will be determined by the PRPHA.

If the family causes a delay in processing the annual reexamination, decreases in the family share of the rent will be applied prospectively, from the first day of the month following completion of the reexamination processing.

Delays in reexamination processing are considered to be caused by the family if the family fails to provide information requested by the PRPHA by the date specified, and this delay prevents the PRPHA from completing the reexamination as scheduled.

Part 2: Reexaminations for Families Paying Flat Rents

9.2.1 Full Reexamination of family Income and Composition

1. Frequency of Reexamination

The PRPHA will conduct a full reexamination of family income and composition once every three (3) years for families paying flat rents.

2. Reexamination Policies

When conducting full reexaminations for families paying flat rents, the PRPHA will follow the policies used for the annual reexamination of families paying income-based rent as set forth in part above.

9.2.2 Reexamination of family Composition

In the years between full reexaminations, regulations require the PRPHA to conduct a reexamination of family composition.

The annual update process is similar to the annual reexamination process, except that the PRPHA does not collect information about the family's income and expenses, and the family's rent is not recalculated following an annual update.

1. Scheduling

For families paying flat rents, annual updates will be conducted in each of the two (2) years following the full reexamination.

In scheduling the annual update, the PRPHA will follow the policy used for scheduling the annual reexamination of families paying income-based rent.

2. Conducting Annual Updates

The Head of Household, spouse and members eighteen or older will be required to attend an interview for an annual update.

Notification of the annual update will be sent by first-class mail and will inform the family of the information and documentation that must be provided to the PRPHA. The family will have ten (10) business days to submit the required information to the PRPHA. If the family is unable to obtain the information or documents within the required time frame, the family may request an extension. The extension never exceeds ten (10) days.

If the information submitted by the family is incomplete, or the family does not submit the information in the required time frame, the PRPHA will send a second written notice to the family. The family will have ten (10) business days from the date of the second notice to provide the missing information or documentation to the PRPHA. If the family does not provide the required documents or information within the required time frame (plus any extensions), the family will be in violation of their lease and may be terminated in accordance with the PRPHA policies.

3. Change in Unit Size

Changes in family or household composition may make it appropriate to consider transferring the family to comply with occupancy standards. The PRPHA may use the results of the annual update to require the family to move to an appropriate size unit.

4. Criminal Background Checks

Each household member age eighteen (18) and over will be required to execute a consent form for criminal background check as part of the annual update process.

5. Compliance with Community Service

For families who include non-exempt individuals, the PRPHA must determine compliance-with community service requirements once each 12 months.

Part 3: Interim Reexaminations

9.3.1 Changes in Family and Household Composition

All families, those paying income-based rent as well as those paying a flat rent, must report all changes in family and household composition that occur between annual reexaminations or annual updates, if apply.

1. New Family Members Not Requiring Approval

The family must inform the PRPHA of the birth, adoption or court-awarded custody of a child within ten (10) business days of such event.

2. New Family and Household Members Requiring Approval

Families must request PRPHA approval to add a new family member, live-in aide, foster child, or foster adult. This includes any person not on the lease who is expected to stay in the unit for more than three (3) consecutive days. Requests must be made in writing and approved by the PRPHA prior to the individual moving into the unit.

The PRPHA will not approve the addition of new family or household members other than by birth, adoption, court-awarded custody, or marriage, if it will require the family to transfer to a larger size unit, unless the family can demonstrate that there are medical needs or other extenuating circumstances, including reasonable accommodation, which should be considered by the PRPHA. Exceptions will be made on a case-by-case basis.

The PRPHA will not approve the addition of a new family or household member unless the individual meets the PRPHA's eligibility criteria.

If the PRPHA determines that an individual does not meet the PRPHA eligibility criteria as defined in Chapter III, the PRPHA will notify the family in writing of its decision to deny approval of the new family or household member and the reasons for the denial.

The PRPHA will make its determination within ten (10) business days of receiving all information required to verify the individual's eligibility.

3. Departure of a Family or Household Member

If a family member ceases to reside in the unit, the family must inform the PRPHA within ten (10) business days. This requirement also applies to family members who had been considered temporarily absent, but who are now permanently absent.

If a live-in aide, foster child, or foster adult ceases to reside in the unit, the family must inform the PRPHA within ten (10) business days.

9.3.2 Changes Affecting Income or Expenses

This section only applies to families paying income-based rent. Families paying flat rent are not required to report changes in income or expenses.

1. PRPHA-initiated Interim Reexaminations

The PRPHA will conduct interim reexaminations in each of the following instances:

a. When a family member qualifies for the Earned Income Disallowance (EID), the PRPHA will conduct an interim reexamination in order to determine the amount of income to include and exclude during the initial twelve (12) month exclusion period. An interim reexamination will also be conducted to coincide with the twelve (12) month phase-in exclusion period.

b. If the family has reported zero income, the PRPHA will conduct an interim reexamination every six (6) months as long as the family continues to report that they have no income.

c. If at the time of the annual reexamination, it is not feasible to anticipate a level of income for the next twelve (12) months (e.g. seasonal or cyclic income); the PRPHA will proceed to schedule an interim reexamination to coincide with the end of the period for which it is feasible to project income.

d. If at the time of the annual reexamination, tenant-provided documents that were used on a provisional basis due to the lack of third-party verification, and third-party verification become available, the PRPHA will conduct an interim reexamination.

e. The PRPHA may conduct an interim reexamination at any time in order to correct an error in a previous reexamination, or to investigate a program violation or tenant fraud complaint.

2. Family-Initiated Interim Reexaminations

a. Required Reporting

Families are required to report all increases in earned income, including new employment, within ten (10) business days from date receipt of the increase in earned income or the date of that new employment is obtained.

The PRPHA will only conduct interim reexaminations for families that qualify for the earned income disallowance (EID), and only when the EID family's rent will change as a

result of the increase. In all other cases, the PRPHA will note the information in the tenant's file, but will not conduct an interim reexamination. Families are not required to report any other changes in income or expenses.

***b.* Optional Reporting**

If a family reports a change that it was not required to report and that would result in an increase in the tenant rent, the PRPHA will note the information in the tenant file, but will not conduct an interim reexamination.

If a family reports a change that it was not required to report and that would result in a decrease in the tenant rent, the PRPHA will conduct an interim reexamination.

The PRPHA will not conduct a reexamination for an increase in family income unless the increase in income is greater than two hundred dollars ($200) per month gross income. Families may report changes in income or expenses at any time.

9.3.3 Processing the Interim Reexamination

1. Method of Reporting

The family may notify the PRPHA of changes either orally or in writing. If the family provides oral notice, the PRPHA may also require the family to submit the changes in writing.

Generally, the family will not be required to attend an interview for an interim reexamination. However, if the PRPHA determines that an interview is warranted, the family may be required to attend.

Based on the type of change reported, the PRPHA will determine the documentation the family will be required to submit. The family must submit any required information or documents within ten (10) business days of receiving a request from the PRPHA. This time frame may be extended for good cause with PRPHA approval. The PRPHA will accept required documentation by mail, by fax, or in person.

2. Effective Dates

a. If the family share of the rent is to ***increase***:

The increase generally will be effective on the first (1st) of the month following thirty (30) days' notice to the family.

If a family fails to report a change within the required time frames, or fails to provide all required information within the required time frames, the increase will be applied retroactively, to the date it would have been effective had the information been provided in a timely manner. The family will be responsible for any underpaid rent and may be offered a repayment agreement.

b. If the family share of the rent is to ***decrease***:

The decrease will be effective on the first (1st) day of the month following the month in which the change was reported. In cases where the change cannot be verified until after the date the change would have become effective, the change will be made retroactively.

Part 4: Recalculating Tenant Rent

9.4.1 Changes in Utility Allowances

Unless the PRPHA is required to revise utility allowances retroactively, revised utility allowances will be applied to a family's rent calculations at the first (1st) annual reexamination after the allowance is adopted.

9.4.2 Notification of New Tenant Rent

The notice to the family will include the annual and adjusted income amounts that were used to calculate the tenant rent.

9.4.3 Discrepancies

During an annual or interim reexamination, the PRPHA may discover that the information previously reported by the family was in error, or that the family intentionally misrepresented information. In addition, the PRPHA may discover errors made by the PRPHA. When errors resulting in the overpayment or underpayment of rent are discovered, the PRPHA will make the necessary corrections or adjustments in accordance with the PRPHA policies.

CHAPTER X – SERVICE ANIMALS OWNERSHIP REGULATION AND PROCEDURES

Introduction

These regulations are in agreement with the provisions of the U.S. Department of Housing and Urban Development (HUD) and its manual entitled "The Public Housing Occupancy Handbook" Number 7465.1.

The Administrator of the PRPHA, by the authority granted by Section Number (5) of the Law Number 66 of August 17, 1989, as amended, hereby adopts these regulations, which establish the rules and conditions that shall apply to Public Housing applicants and tenants to own and keep a pet in a Public Housing unit administered by PRPHA.

A resident of the projects administered by PRPHA are allowed to have their own service animals subject to the requirements of the provisions of the Code of Federal Regulations 24CFR960.707 Animals that Assist, Support, or Provide Service to Persons with Disability.

Chapter X consists of one (1) part:

Part 1: Service Animals Policy

Part 1: Service Animals Policy

10.1.1 Service Animals Policy

Service animals are working animals that provide assistance or perform tasks for the benefit of a disabled person or animal that provides emotional support that alleviates one or more symptoms identified by the disabled person. Animal Aid - now called "service animals, animal care," or "therapy animals" - perform several tasks related to the inability of the resident, but not limited to the following:

a. Guide for Individuals who are blind or have low vision.

b. Alerting individuals who are deaf or hard of hearing.

c. Provide minimal protection or rescue assistance.

d. Pulling wheelchairs.

e. Bring articles.

f. Alerting people to prevent a kidnapping or

g. Provide emotional support to people with disability.

The PRPHA may not refuse to allow a person with disabilities to have a "service animal" merely because the animal is not formally trained. Some animals that assist people with disabilities are trained professionally. Other "service animals" were trained by their owners. In some cases do not require special training. The criteria are whether the animal meets or does not meet attendance requirements or provide benefits for persons with disabilities.

The denial of PRPHA to modify or provide an exemption to the "No Pet" Policy or allow people to use or inability to live with "service animal" could violate Section 504 of the Rehabilitation Act and Fair Housing unless:

a. That there is sufficient evidence that the animal directly affect the health and safety of other residents, this cannot be reduced or eliminated by reasonable accommodation.

b. That there is sufficient evidence that the animal would cause substantial physical damage to property of another resident.

c. That the presence of "service animal" could be a financial and administrative burden to the PRPHA.

d. That the presence of " service animal" would fundamentally alter the nature of the services of the PRPHA.

The "Service Animal" is to provide reasonable accommodation to individuals with disabilities, but a person with disabilities does not automatically have a "service animal". The reasonable accommodation requires that there is a relationship between people with disabilities and the need for animal. It will allow the PRPHA to verify that the individual requesting a "service animal" is a person with disabilities and that the animal is required to assist with the disability. The PRPHA does not ask about the nature or severity of the disability of the resident, as with all investigations related to disabilities.

CHAPTER XI - COMMUNITY SERVICE

Introduction

Community service is the performance of voluntary work or duties that serve as a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, and/or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

In administering community service requirements, the PRPHA will comply with all nondiscrimination and equal opportunity requirements.

Chapter XI consists of two (2) parts:

Part 1: Community Service Requirement

Part 2: Implementation of Community Service

Part 1: Community Service Requirement

11.1.1 Requirements

Each adult resident of the PRPHA, who is not exempt, must:

1. Contribute eight (8) hours per month of community service; or
2. Participate in an economic self-sufficiency program (as defined in the regulations) for eight (8) hours per month; or
3. Perform eight (8) hours per month of combined activities (community service and economic self-sufficiency programs).

An individual may not skip a month and then double up the following month, unless special circumstances warrant it. Individuals who have special circumstances which they believe will prevent them from completing the required community service hours for a given month, must notify the PRPHA in writing within ten (10) business days of the circumstances becoming known. The PRPHA will review the request and notify the individual, in writing, of its determination within ten (10) business days. The PRPHA may require those individuals to provide documentation to support their claim.

1. Definitions

a. Exempt Individual – Is an adult who:

i. Is age sixty two (62) years or older

ii. Is blind or disabled (as defined under section 216[i][l] or 1614 of the Social Security Act), and who certifies that because of this disability he or she is unable to comply with the service provisions

iii. Is a primary caretaker of such an individual

iv. Is engaged in work activities. The PRPHA will consider thirty (30) hours per week as the minimum number of hours needed to qualify for a work activity exemption.

v. Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PRPHA is located, including a state-administered welfare-to-work program; or

vi. Is in a family receiving assistance under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PRPHA is located, including a state-administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

b. ***Community Service*** **-** *Community service* is volunteer work which includes, but is not limited to:

i. Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc. Work with a nonprofit organization that serves PRPHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls Clubs, 4-H programs, community clean-up programs, beautification programs, other youth or senior organizations.

ii. Work at the PRPHA to help improve physical conditions.

iii. Work at the PRPHA to help with children's programs.

iv. Work at the PRPHA to help with senior programs.

v. Helping neighborhood groups with special projects.

vi. Working through a resident organization to help other residents with problems, serving as an officer in a resident organization, serving on the resident advisory board.

vii. Caring for the children of other residents so they may volunteer.

c. ***Economic Self-Sufficiency Program***
For purposes of satisfying the community service requirement, an *economic self-sufficiency program* is defined by HUD as: Any program designed to encourage, assist, train, or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeships (formal or informal), or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

d. ***Work Activities***
As it relates to an exemption from the community service requirement, *work activities* means:

i. Unsubsidized employment;

ii. Subsidized private sector employment;

iii. Subsidized public sector employment;

iv. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;

v. On-the-job training;

vi. Job search and job readiness assistance;

vii. Community service programs;

viii. Vocational educational training (not to exceed 12 months with respect to any individual);

ix. Job skills training directly related to employment;

x. Education directly related to employment, in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;

xi. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate;

xii. Provision of child care services to an individual participating in a community service program;

2. Notification Requirements

The PRPHA will provide the family with a copy of the Community Service Policy at lease-up, lease renewal, when a family member is determined to be subject to the community service requirement during the lease term, and at any time upon the family's request.

On an annual basis, at the time of lease renewal, the PRPHA will notify the family in writing of the family members who are subject to the community service requirement and the family members who are exempt. If the family includes non-exempt individuals the notice will include a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which they may record the activities they perform and the number of hours contributed. The form will also have a place for a signature by an appropriate official, who will certify to the activities and hours completed.

11.1.2 Determination of Exemption status and compliance

1. Determination of Exemption Status

At least sixty (60) days prior to lease renewal, the PRPHA will review and verify the exemption status of all adult family members. This verification will only be done on an annual basis unless the family reports a change or the PRPHA has reason to believe that an individual's exemption status has changed. For individuals who are exempt because they are sixty two (62) years of age and older, verification of exemption status will be done only at the initial examination. Upon completion of the verification process, the PRPHA will notify the family of its determination.

2. Determination of Compliance

Approximately sixty (60) days prior to the end of the lease term, the PRPHA will provide written notice requiring the family to submit documentation that all subject family members have complied with the service requirement. The family will have ten (10) business days to submit the PRPHA required documentation form(s).

If the family fails to submit the required documentation within the required timeframe or PRPHA approved extension, the subject family members will be considered noncompliant with community service requirements and notices of noncompliance will be issued pursuant to the policies.

3. Change in Status between Annual Determinations

a. If an exempt individual becomes non-exempt during the twelve (12) month lease term, it is the family's responsibility to report this change to the PRPHA within ten (10) business days.

b. Within ten (10) business days of a family reporting such a change, or the PRPHA determining such a change is necessary, the PRPHA will provide written notice of the effective date of the requirement, a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which the family member may record the activities performed and number of hours contributed.

c. The effective date of the community service requirement will be the first of the month following the thirty (30) day notice.

d. If a non-exempt person becomes exempt during the twelve (12) month lease term, it is the family's responsibility to report this change to the PRPHA within ten (10) business days. Any claim of exemption will be verified by the PRPHA in accordance with the policy.

e. Within ten (10) business days of a family reporting such a change or the PRPHA determining such a change is necessary, the PRPHA will provide the family written notice that the family member is no longer subject to the community service requirement, if the PRPHA is able to verify the exemption. The exemption will be effective immediately.

11.1.3 Documentation and Verification

1. Documentation and Verification of Exemption Status

All family members who claim they are exempt from the community service requirement will be required to sign the community service exemption certification. The PRPHA will provide a completed copy to the family and will keep a copy in the tenant file.

The PRPHA will verify that an individual is exempt from the community service requirement. The PRPHA makes the final determination whether or not to grant an exemption from the community service requirement. If a resident does not agree with the PRPHA's determination, he or she can dispute the decision through the PRPHA's grievance procedures.

2. Documentation and Verification of Compliance

Each individual who is subject to the requirement will be required to record their community service or self-sufficiency activities and the number of hours contributed on

the required form. The certification form will also include places for signatures and phone numbers of supervisors, instructors, and counselors certifying to the number of hours contributed. Families will be required to submit the documentation to the PRPHA, upon request by the PRPHA. If the PRPHA has reasonable cause to believe that the certification provided by the family is false or fraudulent, the PRPHA has the right to require third-party verification.

11.1.4 Noncompliance

The PRPHA lease specifies that it is renewed automatically for all purposes, unless the family fails to comply with the community service requirement. Violation of the service requirement is grounds for nonrenewal of the lease at the end of the twelve month (12) lease term.

If the tenant or another family member has violated the community service requirement, the PRPHA may not renew the lease upon expiration of the twelve (12) month term of the lease, unless the tenant and any other noncompliant family member enter into a written agreement with the PRPHA. Under this agreement the tenant or noncompliant family member must agree to cure the noncompliance by completing the additional hours of community service or economic self-sufficiency needed to make up the total number of hours required, over the twelve (12) month term of the new lease. In addition, all other members of the family who are subject to the service requirement must be currently complying with the service requirement or must no longer be residing in the unit.

1. ***Notice of Initial Noncompliance***
   The notice of initial noncompliance will be sent at least 45 days prior to the end of the lease term.

   The family will have ten (10) business days from the date of the notice of noncompliance to enter into a written agreement to cure the noncompliance over the twelve (12) month term of the new lease, provide documentation that the noncompliant resident no longer resides in the unit, or to request a grievance hearing.

   If the family does not request a grievance hearing, or does not take either corrective action required by the notice of noncompliance within the required ten (10) business day timeframe, the PRPHA will terminate tenancy in accordance with the policies.

2. **Continued Noncompliance**
   Notices of continued noncompliance will be sent at least thirty (30) days prior to the end of the lease term and will also serve as the family's termination notice. These notifications refer to those which are required then the process described in paragraph 1 above.

   The family will have ten (10) business days from the date of the notice of non-compliance to provide documentation that the noncompliant resident no longer resides in the unit, or to request a grievance hearing.

If the family reports that a noncompliant family member is no longer residing in the unit, the family must provide documentation that the family member has actually vacated the unit before the PRPHA will agree to continued occupancy of the family.

If the family does not request a grievance hearing, or provide such documentation within the required ten (10) business day timeframe, the family's lease and tenancy will automatically terminate at the end of the current lease term without further notice.

PART 2: Implementation of Community Service

11.2.1 PRPHA Program Design

The PRPHA's goal is to design a service program that gives residents viable opportunities to become involved in the community and to gain competencies and skills.

To achieve this objective PRPHA:

a. Will work with resident organizations and community organizations to design, implement, assess and recalibrate its community service program.

b. Will attempt to provide the broadest choice possible to residents as they choose community service activities.

c. Will make every effort to identify volunteer opportunities throughout the community, especially those in proximity to public housing developments.

d. Will provide names and contacts at agencies that can provide opportunities for residents, including persons with disabilities, to fulfill their community service obligations. Any written agreements or partnerships with contractors and/or qualified organizations, including resident organizations, are described in the PRPHA Plan.

e. Will provide in-house opportunities for volunteer work or self-sufficiency programs.

CHAPTER XII – TRANSFER POLICY

Introduction

Under certain circumstances the PRPHA may require the tenant to move from the unit. There are also emergency circumstances under which alternate accommodations for the tenant must be provided that may or may not require a transfer. The tenant may also request a transfer to the PRPHA.

Chapter XII consists of four (4) parts:

Part 1: Emergency Transfers

Part 2: PRPHA's Required Transfers

Part 3: Transfer Requested by Tenants

Part 4: Transfer Processing

Part 1: Emergency Transfer

12.1.1 Overview

The emergency transfers differ from a typical transfer in that it requires immediate action by the PRPHA.

In the case of an emergency, PRPHA will transfer a tenant. Due to the immediate need to vacate the unit, placing the tenant on a transfer waiting list would not be appropriate. Under such circumstances, if an appropriate unit is not immediately available, the PRPHA will find alternate accommodations for the tenant until the emergency passes, or a permanent solution is reached (i.e., return to the unit or transfer to another unit).

12.1.2 Emergency transfers

The following is considered an emergency circumstance warranting an immediate transfer of the tenant or family; Maintenance conditions in the resident's unit, building or site that pose an immediate, verifiable threat to the life, health or safety of the resident or family members that cannot be repaired or abated within 24 hours after the circumstance or PRPHA known about that. Examples of such unit or building conditions would include: a gas leak; no water; toxic contamination; and serious water leaks.

12.1.3 Emergency transfers procedures

If the transfer is necessary due to maintenance conditions, and an appropriate unit is not immediately available, the PRPHA will provide temporary accommodations to the tenant by arranging for temporary lodging at similar location inside or outside the project. If the conditions

that required the transfer cannot be repaired, or the condition cannot be repaired in a reasonable amount of time, the PRPHA will transfer the tenant to the first available and appropriate unit after the temporary relocation. Emergency transfers are mandatory for the tenant.

12.1.4 Costs of transfer

The PRPHA will bear the reasonable costs of temporarily accommodating the tenant and of long term transfers, if any, due to emergency conditions. The reasonable cost of transfers includes the cost of packing, moving, and unloading.

Part 2: PRPHA's Required transfer

12.2.2 TYPES OF PRPHA REQUIRED TRANSFERS

The types of transfers that may be required by the PRPHA include, but are not limited to, transfers to make an accessible unit available for a disabled family, transfers to comply with occupancy standards, transfers for demolition, disposition, revitalization, or rehabilitation, and emergency transfers as discussed in Part I of this chapter.

Transfers required by the PRPHA are mandatory for the tenant.

1. **Transfers to Make an Accessible Unit Available**
   When a non-accessible unit becomes available, the PRPHA will transfer a family that does not require accessible features, but that is living in an accessible unit, to a unit that does not have accessible features. The PRPHA may wait until a disabled resident requires the accessible unit before transferring the family out of the accessible unit.

2. **Occupancy Standards Transfers**
   The PRPHA will transfer a family when the family size has changed and the family has become too large (overcrowded) or too small (over-housed) for the occupied unit.

   For purposes of the transfer policy, overcrowded and over-housed are defined as follows:

   - *Overcrowded*: the number of household members exceeds the maximum number of persons allowed for the unit size in which the family resides.

   - *Over-housed:* the family no longer qualifies for the bedroom size in which they are living based on the PRPHA's occupancy standards.

   The PRPHA may elect not to transfer an over-housed family in order to prevent vacancies.

   A family that is required to move because of family size will be advised by the PRPHA that a transfer is necessary and that the family has been placed on the transfer list.

Families that request and are granted an exception to the occupancy standards (for either a larger or smaller size unit) in accordance with the policies; will only be required to transfer if it is necessary to comply with the approved exception.

3. **Demolition, Disposition, Revitalizations, or Rehabilitation Transfers**
The PRPHA will relocate a family when the unit or site in which the family lives is undergoing major rehabilitation that requires the unit to be vacant, or the unit is being disposed of or demolished. The PRPHA's relocation plan may or may not require transferring affected families to other available public housing units.

If the relocation plan calls for transferring public housing families to other public housing units, the affected families will be placed on the transfer list.

In cases of revitalization or rehabilitation, the family may be offered a temporary relocation if allowed under Relocation Act provisions, and may be allowed to return to their unit, depending on contractual and legal obligations, once revitalization or rehabilitation is complete.

12.2.3 ADVERSE ACTION

A PRPHA required transfer is an adverse action. As an adverse action, the transfer is subject to the requirements regarding notices of adverse actions. If the family requests a grievance hearing within the required timeframe, the PRPHA may not take action on the transfer until the conclusion of the grievance process.

12.2.4 COST OF TRANSFER

The PRPHA will bear the reasonable costs of PHA required transfers, with the exception that residents will be required to bear the cost of occupancy standards transfers. The reasonable costs of transfers include the cost of packing, moving, and unloading. The PRPHA will establish a moving allowance based on the typical costs in the community of packing, moving, and unloading. To establish typical costs, the PRPHA will collect information from companies in the community that provide these services. The PRPHA will reimburse the family for eligible out-of-pocket moving expenses up to the PRPHA's established moving allowance.

PART 3: TRANSFERS REQUESTED BY TENANTS

12.3.1 TYPES OF RESIDENT REQUESTED TRANSFERS

The types of requests for transfers that will be considered by the PRPHA are limited to alleviate verified medical problems of a serious or life-threatening nature, when there has been a verified threat of physical harm or criminal activity, transfer as a reasonable accommodation, transfer to a larger bedroom size unit even if the family does not meet the PRPHA's definition of overcrowded, but meets the PRPHA's occupancy standards and transfer to a location nearest to the place of employment.

The PRPHA consider the following **High Priority** Transfer Request:

a. When a transfer is needed to alleviate verified medical problems of a serious or life-threatening nature.

b. When there has been a verified threat of physical harm or criminal activity. Such circumstances may, at the PRPHA's discretion, include an assessment by law enforcement indicating that a family member is the actual or potential victim of a criminal attack, retaliation for testimony, a hate crime, or domestic violence, dating violence, sexual assault, or stalking.

c. When a family requests a transfer as a reasonable accommodation. Examples of a reasonable accommodation transfer include, but are not limited to, a transfer to a first floor unit for a person with mobility impairment, or a transfer to a unit with accessible features.

The PRPHA consider the following **Regular Priority** Transfer Request:

a. When a family requests a larger bedroom size unit even if the family does not meet the PRPHA's definition of overcrowded, but meets the PRPHA's occupancy standards for the requested size unit.

b. When the head of household or spouse works 25 miles (40,2 km) or more away from the public housing unit and has no reliable transportation, and public transportation available.

All transfers requests by the tenant are considered optional.

12.3.2 ELIGIBILITY FOR TRANSFER

Except where reasonable accommodation is being requested, the PRPHA will only consider transfer requests from residents that meet the following requirements:

1. Have not engaged in criminal activity that threatens the health and safety or residents and staff;

2. Owe no back rent or other charges, or have a pattern of late payment;

3. Have no housekeeping lease violations or history of damaging property;

4. Can get utilities turned on in the name of the head of household.

A resident with housekeeping standards violations will not be transferred until the resident passes a follow-up housekeeping inspection. Exceptions to the good record requirement may be made when it is advantageous to the PRPHA to make the transfer.

If a family requested to be placed on the waiting list for a unit size smaller than designated by the occupancy guidelines, the family will not be eligible to transfer to a larger size unit for a period of two (2) years from the date of admission, unless they have a change in family size or composition, or as needed as a reasonable accommodation.

12.3.4 COST OF TRANSFER

The resident will bear all of the costs of transfers requested by the resident.

12.3.5 HANDLING OF REQUESTS

Residents requesting a transfer to another unit or development will be required to submit a written request for transfer. The PRPHA will respond by approving the transfer and putting the family on the transfer list, by denying the transfer, or by requiring more information or documentation from the family.

The PRPHA will respond within ten (10) business days of the family's request. If the PRPHA denies the request for transfer, the family will be informed of its grievance rights.

PART 4: TRANSFER PROCESSING

12.4.1 TRANSFER LIST

The PRPHA will maintain the transfer list on the project to ensure that transfers are processed in the correct order and that procedures are uniform across all properties.

Emergency transfers will not automatically go on the transfer list. They will be handled immediately, on a case by case basis. If the emergency is not going to be resolved by a temporary accommodation, and the resident requires a permanent transfer, that transfer will be placed at the top of the transfer list.

Transfers will be processed in the following order:

1. Emergency transfers (hazardous maintenance conditions)
2. High-priority transfers (verified medical condition, threat of harm or criminal activity, and reasonable accommodation)
3. Transfers to make accessible units available
4. Demolition, renovation, etc.
5. Occupancy standards
6. Other PRPHA-required transfers

7. Other tenant-requested transfers

Within each category, transfers will be processed in order of the date a family was placed on the transfer list, starting with the earliest date.

With the approval of the executive director the PRPHA may, on a case-by-case basis, transfer a family without regard to its placement on the transfer list in order to address the immediate need of a family in crisis.

Demolition and renovation transfers will gain the highest priority as necessary to allow the PRPHA to meet the demolition or renovation schedule.

Transfers will take precedence over waiting list admissions.

12.4.2 TRANSFER OFFER POLICY

Residents will receive one transfer offer. When the transfer is required by the PRPHA, refusal of that offer without good cause will result in lease termination.

When the transfer has been requested by the resident, refusal of that offer without good cause will result in the family to be placed at the end of the transfer list.

12.4.3 GOOD CAUSE FOR UNIT REFUSAL

Examples of good cause for refusal of a unit offer include, but are not limited to, the following:

1. Inaccessibility to source of employment, education, or job training, children's day care, or an educational program for children with disabilities, so that accepting the unit offer would require the adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities.

2. The family demonstrates to the PRPHA's satisfaction that accepting the offer will place a family member's life, health or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this good cause exemption.

3. A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (as listed on final application) or live-in aide necessary for the care of the principal household member.

4. The unit is not appropriate for the applicant's disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a thirty (30) day notice to move.

5. The unit has lead-based paint and the family includes children under the age of six (6).

The PRPHA will require documentation of good cause for unit refusals.

12.4.4 DECONCENTRATION

If subject to deconcentration requirements, the PRPHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, in order to achieve the PRPHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

12.4.5 REEXAMINATION POLICIES FOR TRANSFERS

The recertification date will remain the first (1st) day of the admission month date.

CHAPTER XIII – LEASE TERMINATION

This chapter defines the PRPHA's policies to terminate the lease for failure to comply with the provisions of the lease and the regulations applicable to public housing program.

Chapter XIII consists of four (4) parts:

Part 1: Termination by Tenant

Part 2: Termination by PRPHA – Obligation

Part 3: Termination by PRPHA – Other Authorized Reasons

Part 4: Notification Requirements, Eviction Procedures and Record Keeping

Part 1: Termination by Tenant

13.1.1 Tenant Choose to Terminate the Lease

If a family wants to move and terminate their tenancy with the PRPHA, they must give written notice to the PRPHA at least thirty (30) calendar days in advance of their intent to vacate.

The notice of lease termination must be signed by the head of household, spouse, or other responsible person.

Part II: Termination by PRPHA – Mandatory

13.2.1 Failure to provide consent

The PRPHA must terminate the lease if any family member fails to sign and submit any consent form that is required to sign for any reexamination.

13.2.2 Failure to document citizenship

The PRPHA must terminate the lease if:

1. A family fails to submit required documentation within the required timeframe concerning any family member's citizenship or immigration status;

2. A family submits evidence of citizenship and eligible immigration status in a timely manner, but United States Citizenship and Immigration Services (USCIS) primary and secondary verification does not verify eligible immigration status of the family, resulting in no eligible family members; or

3. A family member, as determined by the PRPHA, has knowingly permitted another individual who is not eligible for assistance to reside (on a permanent basis) in the unit.

4. Such termination must be for a period of at least twenty four (24) months. This does not apply to ineligible noncitizens already in the household where the family's assistance has been prorated.

13.2.3 Failure to provide social security number

The PRPHA must terminate the lease if a resident family fails to provide the documentation or certification required for any family member who obtains a social security number, regardless of age.

13.2.4 Failure to accept the PRPHA lease revision

The PRPHA must terminate the lease if the family fails to accept the lease revision to an existing lease, provided the PRPHA has done the following:

1. The revision is on a form adopted by the PRPHA in accordance with 24 CFR 966.3 pertaining to requirements for notice to tenants and resident organizations and their opportunity to present comments.

2. The PRPHA has posted a Notice of Revision at least thirty (30) calendar days before the lease revision is scheduled to take effect.

3. The PRPHA has specified in the offer a reasonable time limit within that period for acceptance by the family.

13.2.5 Methamphetamine conviction

The PRPHA must immediately terminate the lease if the PRPHA determines that any household member has ever been convicted of the manufacture or production of methamphetamine on the premises of federally-assisted housing.

13.2.6 Noncompliance with community service requirements

The PRPHA is prohibited from renewing the lease at the end of the twelve (12) month lease term if the family fails to comply with the community service requirements, as described in Chapter XI.

PART III: Termination by PRPHA – Other authorized reasons

13.3.1 Mandatory Lease provisions

1. **Definitions**

a. ***Covered person*** - means a tenant, any member of the tenant's household, a guest, or another person under the tenant's control.

b. ***Dating violence*** - is defined in Chapter III.

c. ***Domestic violence*** - is defined in Chapter III.

d. ***Drug*** - means a controlled substance as defined in section 102 of the Controlled Substances Act].

e. ***Drug-related criminal activity*** - means the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with the intent to manufacture, sell, distribute, or use the drug.

f. ***Guest*** - means a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant.

g. ***Household*** - means the family and PRPHA-approved live-in aide. The term household also includes foster children and/or foster adults that have been approved to reside in the unit.

h. ***Immediate family member*** - *i*s defined in Chapter III.

i. ***Other person under the tenant's control*** - means that the person, although not staying as a guest in the unit, is, or was at the time of the activity in question, on the premises because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not *under the tenant's control*.

j. ***Premises*** - means the building or complex or development in which the public or assisted housing dwelling unit is located, including common areas and grounds.

k. ***Stalking*** - is defined in Chapter III

l. ***Violent criminal activity*** - means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

2. Drug Crime On or Off the Premises

The PRPHA will terminate the lease for drug-related criminal activity engaged in on or off the premises by any tenant, member of the tenant's household or guest, and any such activity engaged in on the premises by any other person under the tenant's control.

The PRPHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of covered persons related to the drug-related criminal activity.

3. Illegal Use of a Drug

The PRPHA will terminate the lease when the PRPHA determines that a household member is illegally using a drug or the PRPHA determines that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.

A pattern of illegal drug use means more than one incident of any use of illegal drugs during the previous six (6) months.

The PRPHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the use of illegal drugs.

4. Threat to Other Residents

The PRPHA will terminate the lease when a covered person engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including PRPHA management staff residing on the premises) or by persons residing in the immediate vicinity of the premises.

Immediate vicinity means within a three-block radius of the premises.

The PRPHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of covered persons related to the criminal activity.

5. Alcohol Abuse

The PRPHA will terminate the lease if the PRPHA determines that a household member has engaged in abuse or has a pattern of alcohol abuse that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.

A pattern of such alcohol abuse means more than one incident of any such abuse during the previous six (6) months.

The PRPHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to alcohol abuse.

6. **Furnishing False or Misleading Information Concerning Illegal Drug Use or Alcohol Abuse or Rehabilitation**
The PRPHA will terminate the lease if the PRPHA determines that a household member has furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers.

The PRPHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the use of illegal drugs or the abuse of alcohol, and any records or other documentation (or lack of records or documentation) supporting claims of rehabilitation of illegal drug users or alcohol abusers.

7. **Other Serious or Repeated Violations of Material Terms of the Lease – Mandatory Lease Provisions**
The PRPHA will terminate the lease for the following violations of tenant obligations under the lease:

a. Failure to make payments due under the lease, including nonpayment of rent.

b. Not to assign the lease or to sublease the dwelling unit. Subleasing includes receiving payment to cover rent and utility costs by a person living in the unit who is not listed as a family member.

c. Not to provide accommodations for boarders or lodgers.

d. To use the dwelling unit solely as a private housing dwelling for the tenant and the tenant's household as identified in the lease, and not to use or permit its use for any other purpose.

e. To abide by necessary and reasonable regulations promulgated by the PRPHA for the benefit and well-being of the housing project and the tenants.

f. To comply with all obligations imposed upon tenants by applicable provisions of building and housing codes materially affecting the health and safety of the housing community.

g. To keep the dwelling unit and such other areas as may be assigned to the tenant for the tenant's exclusive use in a clean and safe condition.

h. To dispose of all ashes, garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner.

i. To use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appurtenances, including elevators.

j. To refrain from, and to cause the household and guests to refrain from destroying, defacing, damaging, or removing any part of the dwelling unit or project.

k. To pay reasonable charges (other than for normal wear and tear) for the repair of damages to the dwelling unit, or to the project (including damages to project buildings, facilities or common areas) caused by the tenant, a member of the household or a guest.

l. To act, and cause household members or guests to act, in a manner which will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the project in a decent, safe and sanitary condition.

13.3.2 Other authorized reasons for termination

The PRPHA will terminate the lease for the following reasons:

1. ***Fugitive Felon or Parole Violator*** - If a tenant is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or violating a condition of probation or parole imposed under federal or state law.
2. ***Persons subject to sex offender registration requirement*** - If any member of the household has, during their current public housing tenancy, become subject to a registration requirement under a state sex offender registration program.
3. If after admission, the PRPHA discovers facts that made the tenant ineligible.
4. Discovery of material false statements or fraud made by the tenant in connection with an application for assistance or during the reexamination of income.
5. Failure to furnish such information and certifications regarding family composition and income as may be necessary for the PRPHA to make determinations with respect to rent, eligibility, and the appropriateness of unit size.
6. Failure to transfer to an appropriate size dwelling based on family composition, upon appropriate notice by the PRPHA that such unit is available.
7. After having been given proper advance notification, failure to permit PRPHA access to the unit for the purpose of performing routine inspections and maintenance; making improvements or repairs; or showing the dwelling unit for re-leasing, or without advance notice if there is reasonable cause to believe that an emergency exists.

8. Failure to promptly inform the PRPHA of the birth, adoption or court-awarded custody of a child. In such a case, promptly means within 10 business days of the event.
9. Failure to abide by the provisions of the PRPHA pet policy.
10. If the family has breached the terms of a repayment agreement entered into with the PRPHA.
11. If a family member has violated federal, state, or local law that imposes obligations in connection with the occupancy or use of the premises.
12. If a household member has engaged in or threatened violent or abusive behavior toward PRPHA personnel.
    a. *Abusive or violent behavior towards PRPHA personnel* includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.
    b. *Threatening* refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

Family Absence from Unit

The family must supply any information or certification requested by the PRPHA to verify that the family is living in the unit, or relating to family absence from the unit, including any PRPHA-requested information or certification on the purposes of family absences. The family must cooperate with the PRPHA for this purpose.

The family must promptly notify the PRPHA when all family members will be absent from the unit for an extended period.

a. **Abandonment** - If the family vacated the unit without giving proper notice, the PRPHA will follow local landlord-tenant law pertaining to abandonment before taking possession of the unit. If necessary, the PRPHA will secure the unit immediately to prevent vandalism and other criminal activity.

Over-Income Families

The PRPHA will not evict or terminate the tenancies of families solely because they are over income.

13.3.3 Alternatives to termination tenancy

The PRPHA will consider requiring the tenant to exclude a household member in order to continue to reside in the assisted unit, where that household member is participating, has participated in, or has been culpable for action or failure to act in a way that warrants termination.

As a condition of the family's continued occupancy, the head of household must certify that the culpable household member has vacated the unit and will not be permitted to visit or to stay as a guest in the housing unit. Upon PRPHA's request, the family must present evidence of the former household member's current address.

1. **Repayment of Family Debts**
   If a family owes amounts to the PRPHA, as a condition of continued occupancy, the PRPHA will require the family to repay the full amount or to enter into a repayment agreement, within thirty (30) days of receiving notice from the PRPHA of the amount owed.

13.3.4 Criteria for deciding to terminate tenancy

The PRPHA will use the preponderance of evidence as the standard for making all termination decisions.

Preponderance of evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

1. **Consideration of Circumstances**

   The PRPHA will consider the following factors before deciding whether to terminate the lease for any of the HUD required lease provisions or for any other reasons:

a. The seriousness of the offending action, especially with respect to how it would affect other residents.

b. The extent of participation or culpability of the leaseholder, or other household members, in the offending action, including whether the culpable member is a minor, a person with disabilities, or a victim of domestic violence, dating violence, or stalking.

c. The effects that the eviction will have on other family members who were not involved in the action or failure to act.

d. The effect on the community of the termination, or of the PRPHA failure to terminate the tenancy.

e. The effect of the PRPHA decision on the integrity of the public housing program.

f. The demand for housing by eligible families who will adhere to lease responsibilities.

g. The extent to which the leaseholder has shown personal responsibility and whether they have taken all reasonable steps to prevent or mitigate the offending action.

h. The length of time since the violation occurred, the family's recent history, and the likelihood of favorable conduct in the future.

i. In the case of program abuse, the dollar amount of the underpaid rent and whether or not a false certification was signed by the family.

2. Consideration of Rehabilitation

In determining whether to terminate the lease for illegal drug use or a pattern of illegal drug use, or for abuse or a pattern of abuse of alcohol, by a household member who is no longer engaging in such use or abuse, the PRPHA will consider whether such household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program, or has otherwise been rehabilitated successfully.

For this purpose the PRPHA will require the tenant to submit evidence of the household member's current participation in, or successful completion of, a supervised drug or alcohol rehabilitation program or evidence of otherwise having been rehabilitated successfully.

3. Reasonable Accommodation

If a family indicates that the behavior of a family member with a disability is the reason for a proposed termination of lease, the PRPHA will determine whether the behavior is related to the disability. If so, upon the family's request, the PRPHA will determine whether alternative measures are appropriate as a reasonable accommodation. The PRPHA will only consider accommodations that can reasonably be expected to address the behavior that is the basis of the proposed lease termination. See Chapter II for a discussion of reasonable accommodation.

4. Nondiscrimination Limitation

The PRPHA eviction actions must be consistent with fair housing and equal opportunity provisions of 24 CFR 5.105.

13.3.5 Prohibition against terminating tenancy of victims of domestic violence, dating violence and stalking

1. The Violence against Women Reauthorization Act of 2005 (VAWA), provides that "criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse." VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

2. When a tenant family is facing lease termination because of the actions of a tenant, household member, guest, or other person under the tenant's control and a tenant or immediate family member of the tenant's family claims that he or she is the victim of such actions and that the actions are related to domestic violence, dating violence, or

stalking, the PRPHA will then require the individual to submit documentation affirming that claim.

3. The documentation must include two elements:

   a. A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking

   b. A police or court record documenting the actual or threatened abuse.

   c. A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

4. The required certification and supporting documentation must be submitted to the PRPHA within ten (10) business days after the individual claiming victim status receives a request for such certification. The PRPHA, owner or manager will be aware that the delivery of the certification form to the tenant in response to an incident via mail may place the victim at risk, e.g., the abuser may monitor the mail. The PRPHA may require that the tenant come into the office to pick up the certification form and will work with tenants to make delivery arrangements that do not place the tenant at risk. This ten (10) day deadline may be extended at the PRPHA discretion. If the individual does not provide the required certification and supporting documentation within ten (10) business days, or the approved extension period, the PRPHA may proceed with the termination.

5. The PRPHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PRPHA deems the victim's life to be in imminent danger.

6. Once a victim has completed certification requirements, the PRPHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PRPHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

7. In extreme circumstances when the PRPHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PRPHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

8. All information provided to the PRPHA on domestic violence, harassment or stalking, including the fact that a person is a victim of such violence or stalking, shall be considered confidential and cannot be entered in a database or provided to any related entity, except to the extent that disclosure (a) is requested or authorized by the person, in writing, (b) is necessary for an eviction, or (c) is otherwise required by applicable law.

PART IV: Notification requirements, eviction procedures and record keeping

13.4.1 Conducting criminal records checks

The PRPHA will conduct criminal records checks when it has come to the attention of the PRPHA, either from local law enforcement or by other means that an individual has engaged in the destruction of property, engaged in violent activity against another person, or has interfered with the right to peaceful enjoyment of the premises of other residents. Such checks will also include sex offender registration information.

13.4.2 Disclosure of criminal records to family

In all cases where criminal record or sex offender registration information would result in lease enforcement or eviction, the PRPHA will notify the household in writing of the proposed adverse action and will provide an opportunity to dispute the accuracy and relevance of the information before an eviction or lease enforcement action is taken.

The family will be given ten (10) business days from the date of the PRPHA notice, to dispute the accuracy and relevance of the information. If the family does not contact the PRPHA to dispute the information within the ten (10) business day period, the PRPHA will proceed with the termination action.

If the tenant does not exercise their right to dispute prior to any adverse action, the tenant will still have the right to dispute in the grievance hearing or court trial.

13.4.3 Lease grievance notice

1. **Form, Delivery, and Content of the Notice**
   The PRPHA will attempt to deliver notices of lease termination directly to the tenant or an adult member of the household. If such attempt fails, the notice will be sent by first-class mail the same day.

   All notices of lease termination will include **a statement of the protection against termination provided by VAWA for victims of domestic violence, dating violence, or stalking**. Any family member who claims that the cause for termination involves (a) criminal acts of physical violence against family members or others or (b) incidents of

domestic violence, dating violence, or stalking against a family member will be given the opportunity to provide documentation.

2. Timing of the Notice

The PRPHA must give written notice of lease termination:

a. After five (5) calendar days of the rent due date, in the case of failure to pay rent.

b. A reasonable period of time considering the seriousness of the situation (but not to exceed thirty (30) calendar days).

c. If the health or safety of other residents, PRPHA employees, or persons residing in the immediate vicinity of the premises is threatened.

d. If any member of the household has engaged in any drug-related criminal activity or violent criminal activity.

e. If any member of the household has been convicted of a felony.

f. Thirty (30) calendar days in any other case, except that if a state or local law allows a shorter notice period, such shorter period shall apply

The Notice to Vacate that may be required under state or local law may be combined with or run concurrently with the notice of lease termination.

3. Notice of Nonrenewal Due to Community Service Noncompliance

If after receiving a notice of initial noncompliance the family does not request a grievance hearing, or does not take either corrective action required by the notice within the required timeframe, a termination notice will be issued in accordance with the policies above.

If a family agreed to cure initial noncompliance by signing an agreement, and is still in noncompliance after being provided the twelve (12) month opportunity to cure, the family will be issued a notice of continued noncompliance.

4. **Notice of Termination Based on Citizenship Status**

The PRPHA will provide a notice to advise the family of any of the following that apply:

a. The family's eligibility for proration of assistance,

b. The criteria and procedures for obtaining relief under the provisions for preservation of families,

c. The family's right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or a written explanation in support of the appeal, and

d. The family's right to request an informal hearing with the PRPHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.

13.4.4 Eviction

When a family does not vacate the unit after receipt of a termination notice and by the deadline given in the notice, the PRPHA will proceed to file an eviction action in a local court with jurisdiction.

If the eviction action is finalized in court in favor of the PRPHA but the family still remains in occupancy beyond the deadline to vacate given by the court, the PRPHA will seek the assistance of the court to remove the family from the premises following local law.

The PRPHA may not proceed with an eviction action if the PRPHA has not made available the documents to be used in the case against the family, and has not afforded the family the opportunity to examine and copy such documents in accordance with the provisions of 24 CFR 966.4(l)(3) and (m).

13.4.5 Notification to post office

When the PRPHA evicts an individual or family for criminal activity, including drug-related criminal activity, the PRPHA must notify the local post office that serves the dwelling unit that the individual or family is no longer residing in the unit.

13.4.6 Record keeping

The PRPHA will keep a written record of every termination and/or eviction at the development where the evicted family was residing. This record will contain the following information:

a. Name of resident, number and identification of unit occupied.

b. Date of lease termination notice and any other notices required by state or local law; these notices may be on the same form and will or can run concurrently.

c. Specific reason(s) for the notices, citing the lease section or provision that was violated, and other facts pertinent to the issuing of the notices described in detail.

d. Date and method of notifying the resident.

e. Summaries of any conferences held with the resident including dates, names of conference participants, and conclusions.

CHAPTER XIV - GRIEVANCES AND APPEALS

Introduction

When the PRPHA makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision.

Chapter XIV consists of two (2) parts;

Part 1: Informal Hearing for Public Housing Applicants

Part 2: Grievances and Appeals Procedures for Public Housing Residents

Part 1: Informal Hearings for Public Housing Applicants (24 CFR966.50-57)

14.1.1 Informal Hearing Process

The process and the requirements of Informal Hearing for applicants of public housing programs are described in Part 4 of Chapter III. If the informal hearing is requested by an applicant who cannot demonstrate an eligible immigration status, and that is the reason for the notification of ineligibility, it shall follow the same rules as specified and adopted any regulations established by HUD specifically for such cases. The Informal Hearing determinations are subject to the Uniform Administrative Procedures Act of Puerto Rico.

Part 2: Grievances and Appeals Procedures for Public Housing Residents

14.2.1 Requirements

PRPHA must have a grievance procedure in place through which residents of public housing are provided an opportunity to grieve any PRPHA action or failure to act involving the lease or PRPHA policies which adversely affect their rights, duties, welfare, or status.

The PRPHA grievance procedure will be incorporated by reference in the tenant lease.
Residents and resident organizations will have thirty (30) calendar days from the date they are notified by the PRPHA of any proposed changes in the PRPHA grievance procedure, to submit written comments to the PRPHA.

The PRPHA will furnish a copy of the grievance procedure to each tenant and to resident organizations.

14.2.2 Definitions

1. **Grievance** – any dispute which a tenant may have with respect to PRPHA action or failure to act in accordance with the individual tenant's lease or PRPHA regulations which adversely affect the individual tenant's rights, duties, welfare or status.

2. **Complainant** – any tenant whose grievance is presented to the PRPHA or at the project management office.

3. **Due Process Determination** – a determination by HUD that law of the jurisdiction requires that the tenant must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit.

4. **Elements of Due Process** – an eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
   a. Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction

   b. Right of the tenant to be represented by counsel

   c. Opportunity for the tenant to refute the evidence presented by the PRPHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have

   d. A decision on the merits

5. **Hearing Officer/Panel** – a person/panel selected in accordance with HUD regulations to hear grievances and render a decision with respect thereto.

6. **Tenant** – the adult person (or persons) (other than a live-in aide)
   a. Who resides in the unit, and who executed the lease with the PRPHA as lessee of the dwelling unit, or, if no such person now resides in the unit,

   b. Who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit.

7. **Resident Organization** – includes a resident management.

14.2.3 Applicability

Potential grievances could address most aspects of a PRPHA operation. However, there are some situations for which the grievance procedure is not applicable.

The grievance procedure is applicable only to individual tenant issues relating to the PRPHA. It is not applicable to disputes between tenants not involving the PRPHA. **Class grievances are not subject to the grievance procedure and the grievance procedure is not to be used as a forum for initiating or negotiating policy changes of the PRPHA.**

If HUD has issued a due process determination, the PRPHA may exclude from the grievance procedure any grievance concerning a termination of tenancy or eviction that involves:

   a. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the PRPHA.

b. Any violent or drug-related criminal activity on or off such premises.

c. Any criminal activity that resulted in felony conviction of a household member.

14.2.4 Informal settlement of grievance

The PRPHA will accept requests for an informal settlement of a grievance either orally or in writing within ten (10) business days of the grievable event. The PRPHA will then have ten (10) business days from receipt of the request to arrange a meeting with the tenant at a mutually agreeable time and confirm such meeting in writing.

If a tenant fails to attend the scheduled meeting without prior notice, the PRPHA will reschedule the appointment only if the tenant can show good cause for failing to appear, or if it is needed as a reasonable accommodation for a person with disabilities.

Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family.

The PRPHA will prepare a summary of the informal settlement within ten (10) business days; one copy to be given to the tenant and one copy to be retained in the PRPHA tenant file.

14.3.5 Procedures to obtain a hearing

1. **Requests for Hearing and Failure to Request**

   The tenant must submit a written request for a grievance hearing to the PRPHA within ten (10) business days upon receiving the summary of the informal settlement. The Administrative Hearing is subject to the determinations of the Uniform Administrative Procedures Act of Puerto Rico.

   If the complainant does not request a hearing, the PRPHA disposition of the grievance under the informal settlement process will become final. However, failure to request a hearing does not constitute a waiver by the complainant of the right to contest the PRPHA action in disposing of the complaint in an appropriate judicial proceeding.

2. **Escrow Deposits**

   Before a hearing is scheduled in any grievance involving the amount of rent that the PRPHA claims is due, the family must pay an escrow deposit to the PRPHA. When a family is required to make an escrow deposit, the amount to deposit will be the rent that is due and payable on the first day of the month preceding the month in which the family's act or failure to act took place. After the first deposit the family must deposit the same amount monthly until the family's complaint is resolved by decision of the hearing officer/panel.

The PRPHA will waive the requirement for an escrow deposit if the family has requested a financial hardship exemption from minimum rent requirements or is grieving the effect of welfare benefits reduction in calculation of family income.

Unless the PRPHA waives the requirement, the family's failure to make the escrow deposit will terminate the grievance procedure. A family's failure to pay the escrow deposit does not waive the family's right to contest the PRPHA disposition of the grievance in any appropriate judicial proceeding.

The PRPHA will not waive the escrow requirement for grievances involving rent amounts except where required to do so by regulation.

3. Scheduling of Hearings

Within ten (10) business days of receiving a written request for a hearing, the hearing officer will schedule and send written notice of the hearing to both the complainant and the PRPHA.

The tenant may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family. Requests to reschedule a hearing must be made orally or in writing forty eight (48) hours prior to the hearing date. At its discretion, the PRPHA may request documentation of the "good cause" prior to rescheduling the hearing.

4. Expedited Grievance Procedure

The PRPHA will establish an expedited grievance procedure for any grievance concerning a termination of tenancy or eviction that involves:

a. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or employees of the PRPHA, or

b. Any drug-related criminal activity on or near such premises.

Such procedures will provide for an expedited notice of hearing request, an expedited scheduling of the hearing, and for an expedited decision on the grievance. The tenant will have three (3) business days to make their hearing request. The hearing officer will have three (3) business days to schedule the hearing, and three (3) business days to render a decision. All other aspects of the expedited grievance process shall be the same as for other grievances.

14.2.6 Selection of hearing officer

PRPHA grievance hearings will be conducted by a single hearing officer and not a panel. The PRPHA will appoint a person who has been selected in the manner required under the grievance procedure. Efforts will be made to assure that the person selected to be impartial. The person to conduct the Administrative Hearing will have extensive knowledge of Continued Occupancy and applicable Regulations to the Program and lead them in the facilities of PRPHA's Admission and Continued Occupancy Central Office.

14.2.7 Procedures governing the hearing

1. **Rights of Complainant**

   The tenant will be allowed to copy any documents related to the hearing. The family must request discovery of PRPHA documents no later than 12:00 p.m. on the business day prior to the hearing.

   Complainant's rights include:

   - The rights to be represented by counsel or other person chosen as the tenant's representative and to have such person make statements on behalf of the tenant.
   - The right to a private hearing unless the complainant requests a public hearing.
   - The right to present evidence and arguments in support of the tenant's complaint, to controvert evidence relied on by the PRPHA or project management, and to confront and cross-examine all witnesses upon whose testimony or information the PRPHA or project management relies.
   - A decision based solely and exclusively upon the facts presented at the hearing.

   Hearings may be attended by the following applicable persons:

   - A PRPHA representative(s) and any witnesses for the PRPHA.
   - The tenant and any witnesses for the tenant.
   - The tenant's counsel or other representative.
   - Any other person approved by the PRPHA as part of a reasonable accommodation provided to a person with a disability.

2. **Decision without Hearing**
   The hearing officer may render a decision without proceeding with the hearing if the hearing officer determines that the issue has been previously decided in another proceeding.

Failure to Appear

If the tenant does not appear at the scheduled time of the hearing, the hearing officer will wait up to 30 minutes. If the tenant appears within 30 minutes of the scheduled time, the hearing will be held. If the tenant does not arrive within 30 minutes of the scheduled time, they will be considered to have failed to appear.

If the tenant fails to appear and was unable to reschedule the hearing in advance, the tenant must contact the PRPHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The hearing officer will reschedule the hearing only if the tenant shows good cause for the failure to appear, or it is needed as a reasonable accommodation for a person with disabilities.

- "Good cause" is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family.

General Procedures

Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four categories of evidence.

- **Oral evidence**: the testimony of witnesses
- **Documentary evidence**: a writing, which is relevant to the case, for example, a letter written to the PRPHA. Writings include all forms of recorded communication or representation, including letters, emails, words, pictures, sounds, videotapes or symbols or combinations thereof.
- **Demonstrative evidence**: Evidence created specifically for the hearing and presented as an illustrative aid to assist the hearing officer, such as a model, a chart or other diagram.
- **Real evidence**: A tangible item relating directly to the case.

Hearsay Evidence is evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the hearing officer's decision.

The hearing officer must require the PRPHA, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer/panel to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

If the complainant would like the PRPHA to record the proceedings by audiotape, the request must be made to the PRPHA by 12:00 p.m. on the business day prior to the hearing.

The PRPHA will consider that an audio tape recording of the proceedings is a transcript.

5. **Accommodations of Persons with Disabilities**
   The PRPHA will provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.

   If the tenant is visually impaired, any notice to the tenant which is required in the grievance process must be in an accessible format.

14.3.8 Decision of the hearing officer

In rendering a decision, the hearing officer will consider the following matters:

- **PRPHA Notice to the Family**: The hearing officer will determine if the reasons for the PRPHA decision are factually stated in the notice.

- **Discovery:** The hearing officer will determine if the family was given the opportunity to examine any relevant documents in accordance with PRPHA policy.

- **PRPHA Evidence to Support the PRPHA Decision**: The evidence consists of the facts presented. Evidence is not conclusion and it is not argument. The hearing officer will evaluate the facts to determine if they support the PRPHA conclusion.

- **Validity of Grounds for Termination of Tenancy (when applicable)**: The hearing officer will determine if the termination of tenancy is for one of the grounds specified in the HUD regulations and PRPHA policies. The PRPHA's decision will be overturned, if the grounds for termination are not specified in the regulations or are not in compliance with PRPHA policies.

The hearing officer will issue a written decision to the family and the PRPHA no later than ten (10) business days after the hearing. The report will contain the following information:

- **Hearing information:**
  - Name of the complainant
  - Date, time and place of the hearing
  - Name of the hearing officer
  - Name of the PRPHA representative(s)
  - Name of family representative (if any)
  - Names of witnesses (if any)

- **Background**: A brief, impartial statement of the reason for the hearing and the date(s) on which the informal settlement was held, who held it, and a summary of the results of the informal settlement. Also includes the date the complainant requested the grievance hearing.

- **Summary of the Evidence**: The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.

- **Findings of Fact:** The hearing officer will include all findings of fact, based on a preponderance of the evidence. Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

- **Conclusions:** The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold the PRPHA's decision.

- **Order:** The hearing report will include a statement of whether the PRPHA's decision is upheld or overturned. If it is overturned, the hearing officer will instruct the PRPHA to change the decision in accordance with the hearing officer's determination. In the case of termination of tenancy, the hearing officer will instruct the PRPHA to restore the family's status.

Procedures for Further Hearing

The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of the PRPHA will take effect and another hearing will not be granted.

Final Decision

When the PRPHA considers the decision of the hearing officer to be invalid due to the reasons stated above, it will submit the matter to the PRPHA Board of Commissioners within ten (10) business days from the date of the hearing officer's decision. The Board has thirty (30) calendar days to consider the decision. If the Board decides to reverse the hearing officer's decision, it must notify the complainant within ten (10) business days of its decision.

A decision by the hearing officer/panel, or Board of Commissioners in favor of the PRPHA or which denies the relief requested by the complainant in whole or in part must not constitute a waiver of any rights the complainant may have to a subsequent trial or judicial review in court.

CHAPTER XV – PROGRAM INTEGRITY

Introduction

The PHA is committed to ensuring that funds made available to the PHA are spent in accordance with HUD requirements.

This chapter covers PRPHA policies designed to prevent, detect, investigate and resolve instances of program abuse or fraud. It also describes the actions that will be taken in the case of unintentional errors and omissions.

Chapter XV consists of two (2) parts:

Part 1: Preventing, Detecting, and Investigating Errors and Program Abuse

Parte2: Corrective Measures and Penalties

PART I: PREVENTING, DETECTING, AND INVESTIGATING ERRORS AND PROGRAM ABUSE

15.1.1 PREVENTING ERRORS AND PROGRAM ABUSE

The PHA anticipates that the vast majority of families and PHA's employees intend to and will comply with program requirements and make reasonable efforts to avoid errors.

To ensure that the PHA's program is administered effectively and according to the highest ethical and legal standards, the PHA will employ a variety of techniques to ensure that both errors and intentional program abuse are rare.

The PHA will provide each applicant and resident with the publication *Things You Should Know (HUD-1140-OIG)* that explains the types of actions a family must avoid and the penalties for program abuse.

The PHA will require mandatory orientation sessions for all prospective residents either prior to or upon execution of the lease. The PHA will discuss program compliance and integrity issues. At the conclusion of all program orientation sessions, the family's representative will be required to sign a program briefing certificate to confirm that all rules and pertinent regulations were explained to them.

The PHA will routinely provide resident counseling as part of every reexamination interview in order to clarify any confusion pertaining to program rules and requirements.

PHA staff will be required to review and explain the contents of all HUD- and PHA-required forms prior to requesting family member signatures.

The PHA will place a warning statement about the penalties for fraud (as described in the False Statement Act, U.S.C. 1001 and 1010) on key PHA forms and form letters that request information from a family member.

The PHA will provide each PHA employee with the necessary training on program rules and the organization's standards of conduct and ethics.

For purposes of this chapter the term *error* refers to an unintentional error or omission. *Program abuse or fraud* refers to a single act or pattern of actions that constitute a false statement, omission, or concealment of a substantial fact, made with the intent to deceive or mislead.

15.1.2 DETECTING ERRORS

The PRPHA will employ a variety of methods to detect errors and program abuse, including:

1. The PHA will routinely use available sources of up-front income verification to compare with family-provided information.

2. At each annual reexamination, current information provided by the family will be compared to information provided at the last annual reexamination to identify inconsistencies and incomplete information.

3. The PHA will compare family-reported income and expenditures to detect possible unreported income.

Independent Audits and HUD Monitoring

OMB Circular A-133 requires all PHAs that expend $500,000 or more in federal awards annually to have an independent audit (IPA). In addition, HUD conducts periodic on-site and automated monitoring of PHA activities and notifies the PHA of errors and potential cases of program abuse.

The PHA will use the results reported in any IPA or HUD monitoring reports to identify potential program abuses as well as to assess the effectiveness of the PHA's error detection and abuse prevention efforts.

Individual Reporting of Possible Errors and Program Abuse

The PHA will encourage staff, residents, and the public to report possible program abuse.

15.1.3 INVESTIGATING ERRORS

The PHA will review all referrals, specific allegations, complaints, and tips from any source including other agencies, companies, and individuals, to determine if they warrant investigation. In order for the PHA to investigate, the allegation must contain at least one independently-

verifiable item of information, such as the name of an employer or the name of an unauthorized household member.

The PHA will investigate inconsistent information related to the family that is identified through file reviews and the verification process.

Consent to Release of Information [24 CFR 960.259]

The PHA may investigate possible instances of error or abuse using all available PHA and public records. If necessary, the PHA will require applicant/resident families to give consent to the release of additional information.

Analysis and Findings

The PHA will base its evaluation on a preponderance of the evidence collected during its investigation.

Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence that as a whole shows that the fact sought to be proved is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.
For each investigation the PHA will determine (1) whether an error or program abuse has occurred, (2) whether any amount of money is owed to the PHA, and (3) what corrective measures or penalties will be assessed.

Consideration of Remedies

In the case of family-caused errors or program abuse, the PHA will take into consideration (1) the seriousness of the offense and the extent of participation or culpability of individual family members, (2) any special circumstances surrounding the case, (3) any mitigating circumstances related to the disability of a family member, (4) the effects of a particular remedy on family members who were not involved in the offense.

Notice and Appeals

The PHA will inform the relevant party in writing of its findings and remedies within ten (10) business days of the conclusion of the investigation. The notice will include (1) a description of the error or program abuse, (2) the basis on which the PHA determined the error or program abuses, (3) the remedies to be employed, and (4) the family's right to appeal the results through an informal hearing or grievance hearing (see Chapter 14).

PART II: CORRECTIVE MEASURES AND PENALTIES

15.2.1 UNDER- OR OVERPAYMENT

An underpayment or overpayment includes an incorrect tenant rent payment by the family, or an incorrect utility reimbursement to a family.

Corrections

Whether the incorrect rental determination is an overpayment or underpayment, the PHA must promptly correct the tenant's rent and any utility reimbursement prospectively.

Increases in the tenant's rent will be implemented only after the family has received thirty (30) days notice.

Any decreases in tenant rent will become effective the first of the month following the discovery of the error.

Reimbursement

Whether the family is required to reimburse the PHA or the PHA is required to reimburse the family depends upon which party is responsible for the incorrect payment and whether the action taken was an error or program abuse. Policies regarding reimbursement are discussed in the three sections that follow.

15.2.2 FAMILY-CAUSED ERRORS AND PROGRAM ABUSE

General administrative requirements for participating in the program are discussed throughout this ACOP. This section deals specifically with errors and program abuse by family members.

An incorrect rent determination caused by a family generally would be the result of incorrect reporting of family composition, income, assets, or expenses, but also would include instances in which the family knowingly allows the PHA to use incorrect information provided by a third party.

Family Reimbursement to PHA

In the case of family-caused errors or program abuse, the family will be required to repay any amounts of rent underpaid. The PHA may, but is not required to, offer the family a repayment agreement in accordance with Chapter 16. If the family fails to repay the amount owed, the PHA will terminate the family's lease in accordance with the policies in Chapter 13.

PHA Reimbursement to Family

The PHA will not reimburse the family for any overpayment of rent when the overpayment is clearly caused by the family.

Prohibited Actions

An applicant or resident in the public housing program must not knowingly:

- Make a false statement to the PHA [Title 18 U.S.C. Section 1001].
- Provide incomplete or false information to the PHA [24 CFR 960.259(a) (4)].
- Commit fraud, or make false statements in connection with an application for assistance or with reexamination of income [24 CFR 966.4(l) (2) (iii) (C)].

Any of the following will be considered evidence of family program abuse:

1. Offering bribes or illegal gratuities to the PHA Board of Commissioners, employees, contractors, or other PHA representatives
2. Offering payments or other incentives to a third party as an inducement for the third party to make false or misleading statements to the PHA on the family's behalf
3. Use of a false name or the use of falsified, forged, or altered documents
4. Intentional misreporting of family information or circumstances (e.g., misreporting of income or family composition)
5. Omitted facts that were obviously known by a family member (e.g., not reporting employment income)
6. Admission of program abuse by an adult family member

The PHA may determine other actions to be program abuse based upon a preponderance of the evidence, as defined earlier in this chapter.

Penalties for Program Abuse

In the case of program abuse caused by a family the PHA may, at its discretion, impose any of the following remedies:

1. The PHA may require the family to repay any amounts owed to the program (see 15-II.B., Family Reimbursement to PHA).
2. The PHA may require, as a condition of receiving or continuing assistance, that a culpable family member not reside in the unit. See policies in Chapter 3 (for applicants) and Chapter 13 (for residents).
3. The PHA may deny admission or terminate the family's lease following the policies set forth in Chapter 3 and Chapter 13 respectively.
4. The PHA may refer the family for state or federal criminal prosecution as described in section 15-II.D.

15.2.3 PHA-CAUSED ERRORS OR PROGRAM ABUSE

The responsibilities and expectations of PHA staff with respect to normal program administration are discussed throughout this ACOP. This section specifically addresses actions of a PHA staff member that are considered errors or program abuse related to the public housing program. Additional standards of conduct may be provided in the PHA personnel policy.

PHA-caused incorrect rental determinations include (1) failing to correctly apply public housing rules regarding family composition, income, assets, and expenses, and (2) errors in calculation.

Repayment to the PHA

The family is not required to repay an underpayment of rent if the error or program abuse is caused by PHA staff.

PHA Reimbursement to Family

The PHA will reimburse a family for any family overpayment of rent, regardless of whether the overpayment was the result of staff-caused error or staff program abuse.

Prohibited Activities

Any of the following will be considered evidence of program abuse by PHA staff:

1. Failing to comply with any public housing program requirements for personal gain.
2. Failing to comply with any public housing program requirements as a result of a conflict of interest relationship with any applicant or resident.
3. Seeking or accepting anything of material value from applicants, residents, vendors, contractors, or other persons who provide services or materials to the PHA.
4. Disclosing confidential or proprietary information to outside parties.
5. Gaining profit as a result of insider knowledge of PHA activities, policies, or practices.
6. Misappropriating or misusing public housing funds.
7. Destroying, concealing, removing, or inappropriately using any records related to the public housing program.
8. Committing any other corrupt or criminal act in connection with any federal housing program.

15.2.4 CRIMINAL PROSECUTION

When the PHA determines that program abuse by a family or PHA staff member has occurred and the amount of underpaid rent meets or exceeds the threshold for prosecution under local or state law, the PHA will refer the matter to the appropriate entity for prosecution. When the amount of underpaid rent meets or exceeds the federal threshold, the case will also be referred to the HUD Office of Inspector General (OIG).

Other criminal violations related to the public housing program will be referred to the appropriate state or federal entity.

15.2.5 FRAUD AND PROGRAM ABUSE RECOVERIES

PHAs who enter into a repayment agreement with a family to collect rent owed, initiate litigation against the family to recover rent owed,; or begin eviction proceedings against a family may retain a hundred percent (100%) of the program funds that the PHA recovers [Notice PIH 2005-7 (HA)].

If the PHA does none of the above, all amounts that constitute an underpayment of rent must be returned to HUD.

The family must be afforded the opportunity for a hearing through the PHA's grievance process.

CHAPTER XVI - PROGRAM ADMINISTRATION

Introduction

This chapter discusses administrative policies and practices that are relevant to PRPHA.

Chapter XVI consists of seven (7) parts:

Part 1: Setting Utility Allowance

Part 2: Flats Rents and Public Housing Maximum Rents

Part 3: Repayment of Family Debts

Part 4: Public Housing Assessment System (PHAS)

Part 5: Record-Keeping

Part 6: Reporting and Record Keeping for Children with Environmental Intervention Blood Lead Level.

Part 7: Notification to Applicants and Tenants regarding Protections under the Violence against Woman Reauthorization Act of 2005 (VAWA).

Part 1: Setting utility allowance

16.1.1 Utility Allowance Revisions [24 CFR 965.507]

The PHA must review at least annually the basis on which utility allowances have been established and must revise the allowances if necessary.

BEDROOMS	UTILITY ALLOWANCES
1	$50.00
2	$60.00
3	$60.00
4	$70.00
5	$70.00

16.1.2 Notice Requirements [24 CFR 965.502]

The PHA must give notice to all residents of proposed allowances and scheduled surcharges, and revisions thereof at initial orientation of lease.

Part 2: Flat rents and public housing maximum rents

16.2.1 Rents

Flat rents are designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient.

Public housing maximum rents are needed to prorate assistance for a mixed family. A mixed family is one whose members include those with citizenship or eligible immigration status, and those without citizenship or eligible immigrations status [24 CFR 5.504].

1. Flat Rents [24 CFR 960.253(b)]

Flat rents for public housing units are based on the market rent charged for comparable units in the private unassisted rental market. The flat rent should be equal to the estimated rent for which the PHA could promptly lease the public housing unit after preparation for occupancy.

In determining flat rents, PHAs must consider the following:

a. Location
b. Quality
c. Unit size
d. Unit type
e. Age of property
f. Amenities at the property and in immediate neighborhood
g. Housing services provided
h. Maintenance provided by the PHA
i. Utilities provided by the PHA

2. Review of Flat Rents

The PRPHA will review flat rents on an annual basis, and adjust them as necessary to ensure that flat rents continue to mirror market rent values.

3. Posting of Flat Rents

The PHA will publicly post the schedule of flat rents in a conspicuous manner in the applicable PHA or project office.

4. Documentation of Flat Rents [24 CFR 960.253(b) (5)]

The PHA must maintain records that document the method and process used to determine flat rents.

16.2.2 Public housing maximum rents

1. Review of Public Housing Maximum Rents

The PRPHA will recalculate the public housing maximum rents on an annual basis.

2. Posting of Public Housing Maximum Rents

The PRPHA will publicly post the schedule of public housing maximum rents in a conspicuous manner in the applicable PRPHA or project office.

3. Documentation of Public Housing Maximum Rents

The PRPHA will maintain records that document how the PRPHA determined the 95th percentile of TTP, whether the maximum rent was determined PHA-wide, project-wide, or with groupings of projects, and the methodology used to determine maximum rents for each unit size.

Part 3: Public housing assessment system (PHAS)

16.3.1 General Information

The purpose of the Public Housing Assessment System (PHAS) is to improve the delivery of services in public housing and enhance trust in the public housing system among PHAs, public housing residents, HUD and the general public by providing a management tool for effectively and fairly measuring the performance of a public housing agency in essential housing operations.

16.3.2 PHAS Indicators [24 CFR 902]

The table below lists each of the PHAS indicators, the points possible under each indicator, and a brief description of each indicator. A PHA's performance is based on a combination of all four indicators.

Indicator 1: Physical condition of the PHA's properties
Maximum Score: 30

- The objective of this indicator is to determine the level to which a PHA is maintaining its public housing in accordance with the standard of decent, safe, sanitary, and in good repair.
- To determine the physical condition of a PHA's properties, inspections are performed of the following five major areas of public housing: site, building exterior, building systems, dwelling units, and common areas. The inspections are performed by an independent inspector arranged by HUD, and include a statistically valid sample of the units in the PHA's public housing portfolio.

Indicator 2: Financial condition of a PHA
Maximum Score: 30

- The objective of this indicator is to measure the financial condition of a PHA for the purpose of evaluating whether it has sufficient financial resources and is capable of managing those financial resources effectively to support the provision of housing that is decent, safe, sanitary, and in good repair.
- A PHA's financial condition is determined by measuring the PHA's entity-wide performance in each of the following components: current ratio, number of months expendable fund balance, tenant receivable outstanding, occupancy loss, expense management/utility consumption, and net income or loss divided by the expendable fund balance.

Indicator 3: Management operations of a PHA
Maximum Score: 30

- The objective of this indicator is to measure certain key management operations and responsibilities of a PHA for the purpose of assessing the PHA's management operations capabilities.
- A PHA's management operations are assessed based on the following sub-indicators: vacant unit turnaround time, capital fund, work orders, PHA annual inspection of units and systems, security, and economic self-sufficiency.

Indicator 4: Resident service and satisfaction
Maximum Score: 10

- The objective of this indicator is to measure the level of resident satisfaction with living conditions at the PHA.
- The PHA's score for this indicator is based on the results of resident surveys and the level of implementation and follow-up or corrective actions the PHA takes based on the results of the survey.

Part 4: Record keeping

16.4.1 General Information

The PHA must maintain complete and accurate accounts and other records for the program in accordance with HUD requirements, in a manner that permits a speedy and effective audit. All such records must be made available to HUD or the Comptroller General of the United States upon request.

In addition, the PHA must ensure that all applicant and participant files are maintained in a way that protects an individual's privacy rights.

1. During the term of each public housing tenancy, and for at least four (4) years thereafter, the PHA will keep all documents related to a family's eligibility, tenancy, and termination.

2. In addition, the PHA will keep the following records for at least four (4) years:

   a. An application from each ineligible family and notice that the applicant is not eligible.

   b. Lead-based paint records as required by 24 CFR 35, Subpart B.

   c. Documentation supporting the establishment of flat rents and the public housing maximum rent.

   d. Documentation supporting the establishment of utility allowances and surcharges.

   e. Documentation supporting PHAS scores.

   f. Accounts and other records supporting PHA budget and financial statements for the program.

   g. Other records as determined by the PHA or as required by HUD.

   h. If a hearing to establish a family's citizenship status is held, longer retention requirements apply for some types of documents.

This policy will be in harmony with the laws, regulations, administrative orders, or approved for the conservation and disposition of documents. The PRPHA determine the terms of conservation of documents when necessary.

16.4.2 Records management

All applicant and participant information will be kept in a secure location and access will be limited to authorized PHA staff.

PHA staff will not discuss personal family information unless there is a business reason to do so. Inappropriate discussion of family information or improper disclosure of family information by staff will result in disciplinary action.

1.Privacy Act Requirements [24 CFR 5.212 and Form-9886]

The collection, maintenance, use, and dissemination of social security numbers (SSN), employer identification numbers (EIN), any information derived from these numbers, and income information of applicants and participants must be conducted, to the extent

applicable, in compliance with the Privacy Act of 1974, and all other provisions of Federal, State, and local law.

Applicants and participants, including all adults in the household, are required to sign a consent form, HUD-9886, Authorization for Release of Information. This form incorporates the Federal Privacy Act Statement and describes how the information collected using the form may be used, and under what conditions HUD or the PHA may release the information collected.

2. Upfront Income Verification (UIV) Records

The PRPHA establish procedures to ensure the security and confidentiality of information through any system of Upfront Income Verification approved by HUD and used by PRPHA. These guarantees will be made in accordance with the laws and regulations.

3. Criminal Records

The PHA may only disclose the criminal conviction records which the PHA receives from a law enforcement agency to officers or employees of the PHA, or to authorized representatives of the PHA who have a job-related need to have access to the information [24 CFR 5.903(e)].

4. Medical/Disability Records

PHAs are not permitted to inquire about the nature or extent of a person's disability. The PHA may not inquire about a person's diagnosis or details of treatment for a disability or medical condition, the PHA should not place this information in the tenant file.

Part 5: Reporting requirements for children with environmental intervention blood lead level

1. The PHA will provide the public health department written notice of the name and address of any child identified as having an environmental intervention blood lead level.

2. The PHA will provide written notice of each known case of a child with an environmental intervention blood level to the HUD field office within five (5) business days of receiving the information.

Part 6: Notification to applicants and tenants regarding protections under the Violence Against Woman Reauthorization Act of 2005 (VAWA)

1. The PRPHA will provide all applicants and tenants with notification of their protections and rights under VAWA at the time they request an application for housing assistance, at the time of admission or annual reexamination.

The notice will explain the protections afforded under the law, inform each applicant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. The PHA will also include in all notices of denial provisions of the law relating to lease termination.

CHAPTER XVII - LOW INCOME HOUSING TAX CREDIT UNITS

Introduction

The Low Income Housing Tax Credit (LIHTC) is a federal tax incentive used to encourage private sector investors, developers and lenders to finance, construct and operate affordable housing. Since the program's founding in 1986, LIHTC tax credits have been allocated for the construction and rehabilitation of more than 1.6 million housing units.

The PRPHA will substantially rehabilitate public housing units under the Low Income Housing Tax Credit Program throughout its existing properties. Therefore, the admissions and occupancy of those units must comply with the regulations outlined in Section 42 of the Internal Revenue Code, as well as, the requirements of the public housing program. This Chapter addresses the changes and modifications to the procedures in the management of LIHTC units under the Admission and Continued Occupancy Policy. Management of LIHTC units must comply with this Chapter. In absence of guidance under this Chapter all policies and procedures outlined elsewhere in this ACOP apply.

Chapter XVII consists of eight (8) parts:

Part 1: Eligibility for Admission - LIHTC Units

Part 2: Application, Waiting List and Tenant Selection

Part 3: Occupancy Standards and Unit Offer

Part 4: Income and Rent Determination

Part 5: Verification of Family Information and Income

Part 6: Lease, Inspection and Lease Termination

Part 7: Annual Reexamination

Part 8: Transfer Policy - LIHTC Units

Part I: Eligibility for Admission - LIHTC units

17.1.1: Eligibility

Area Median Gross Income (AMGI) is a significant concept in the Low Income Housing Tax Credit Program (the "Program"), as it is the starting point for both the income limits and rent limits; for both federal and state purposes. For families to initially be eligible to enter the program and occupy a LIHTC unit, their total gross income cannot exceed sixty

percent (60%) of AMGI, which is the Owner's minimum set-aside election, for their family size without any deductions or adjustments.

When determining income levels for qualifying tenants, an accurate family size must be determined. A family includes all occupants of a unit. Household size is critical in calculating the maximum allowable income for LIHTC properties and/or units. For the Public Housing Program, all people living in a unit are included in determining the appropriate unit size, even if they are not considered in determining the maximum allowable income for the Tax Credit Program. The following table summarizes who should be included to determine appropriate unit size for the public housing program and maximum allowable income for the tax credit program:

	Includes for Determining Unit Size	**Includes for Determining Maximum Income Limit**
Head/Co Head	Yes	Yes
Spouse	Yes	Yes
Dependants	Yes	Yes
Other Adults	Yes	Yes
Temporarily Absent Family Member	Yes	Maybe (17.1.1)
Persons Permanently Confined to Hospital or Nursing Home	No	Maybe (17.1.2)
Children under Joint Custody (present more than 50% of the time)	Yes	Maybe (17.1.3)
Live-in Aide/ Assistant	Yes	No
Children Away at School who live at Home during School Recesses	Yes	Yes
Unborn Children	Yes	Yes
Foster Children	Yes	No
Foster Adults	Yes	No
Children Pending Adoption or Custody	Yes	Yes
Guest	No	No

17.1.2 Income of Temporarily Absent Family Members

A. Owners must count all income of family members approved to reside in the unit, even if some members are temporarily absent.

B. If the Owner determines that an absent person is no longer a family member, the individual must be removed from the lease, the TIC[1] and Form HUD-50058.

[1] Tenant Income Certification

C. A temporarily absent individual on active military duty can be removed from the family lease, and his or her income must not be counted unless that person is the head of the family, spouse, or co-head.

i. However, if the spouse or a dependent of the person on active military duty resides in the unit, that person's income must be counted in full, even if the military member is not the head, or spouse of the head of the family.

17.1.3: Income of Permanently Confined Family Members

An individual permanently confined to a nursing home or hospital may not be named as family head, spouse, or co-head but may continue as a family member at the family's discretion. The family's decision on whether or not to include the permanently confined family member as a family member determines if that person's income will be counted.

A. Include the individual as a family member and the income (and for the Public Housing Program allowable deductions related to the medical care of the permanently confined individual) are counted;

Or

b. Exclude the individual as a family member and the income and allowances based on the medical care of the permanently confined individual are not counted.

If the family elects to include the permanently confined member, the individual is listed on the TIC and Form HUD-50058, as an adult who is not the head, spouse, or co-head, even when the permanently confined family member is married to the person who is or will become the head of the family. The Owner should consider extenuating circumstances that may prevent the confined member from being able to sign the TIC.

If the Owner determines the confined member is unable to sign the TIC, the Owner must document in the file as to why the signature was not obtained. If the family elects not to include the permanently confined member, the individual would not be listed on the TIC neither the HUD-50058.

17.1.4: Children Joint Custody

When more than one family shares custody of a child and both families live in assisted housing, only one family at a time can claim the dependent deduction. The family that counts the dependent deduction also counts the unearned income of the child. The other family claims neither the dependent deduction nor the unearned income of the child.

For eligibility of tenants occupying a LIHTC unit at the time of acquisition/rehabilitation of the development, the initial income certification must be completed within one hundred twenty (120) days after the date of acquisition or the placed-in-service date. The

effective date of the tenant income certification is the date of acquisition or the placed-in-service date.

Tenants who are eligible for a LIHTC unit must also qualify for the public housing program per the policies of this ACOP.

Part II: Application, Waiting List and Tenant Selection

17.2.1 Application

Applications for LIHTC units must be signed and dated by all adult members of the family household (age eighteen (18) years or older at the time of application) on or before the Initial Income Certification date for the LIHTC unit.

All members of the household must indicate their student status.

17.2.2 Waiting List

The Tax Credit Program does not have a waiting list regulation or procedure. The applicable procedures are as per those under the Public Housing Program referenced in Chapter 4.

A sub-list will be maintained at each Regional Office for families that are LIHTC income and otherwise eligible for admissions to LIHTC units. All preferences and points will be secondary to income eligibility for admissions.

17.2.3 Tenant Selection

The PRPHA will comply with all applicable rules and regulations pertaining to the LIHTC units at the time of tenant selection, as well as those pertaining to the public housing program referenced in Chapter 4.

Vacant Units

Vacant units do not qualify as low-income units when low-income tenants do not occupy them. Reasonable attempts must be made to rent to tenant having a qualifying income and student status.

Suitable for Occupancy

A unit will not be treated as a low-income unit if it is not suitable for occupancy, determined in accordance with Treasury regulations taking into account local health, safety, and building codes[2]. Property managers should continually monitor the physical

[2] IRC §42(i) (3) (B).

condition of their low-income units to ensure they fulfill this suitability for occupancy test, before making them available for rent and tenant selection.

Full-Time Students Rule

A unit is not considered a LIHTC unit if all the occupants of such units are full-time students. As defined in IRC Section 151(c) (4) a "student" is an individual who during each of five calendar months during the calendar year, in which the taxable year of the taxpayer begins, is a full-time student at an education organization. The determination of student status as full or part-time should be based on the criteria used by the educational organization the student is attending. The term "educational organization" includes elementary schools, junior and senior high schools, colleges, universities, and technical, trade and mechanical schools. It does not include on-the-job training courses.

As per IRC Section 42(i) (3) (D), the exceptions to the full-time student rule include:

a. Students who are married and are entitled to file a joint tax return;

b. Students who receive assistance under Title IV of the Social Security Act;

c. Students enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar Federal, State, or Local laws;

d. Students who are single parent receiving Aid to Families with Dependent Children (AFDC) payments with minor children who are also student; or

e. Students who are single parents and their children and such parents are not dependents (as defined in IRC Section 152, determined without regard to subsection (b)(1), (b)(2) thereof) of another individual and such children are not dependents (as of define) of another individual other than a parent of such children.

For dealing with full-time students in tax credit properties, the PRPHA will thoroughly evaluate all student status and will require documentation of full-time student status exception, as applicable. Each full-time student eighteen (18) years of age or older residing in a LIHTC household must complete a LIHTC Student Eligibility Certification (LIHTC Form 049) at initial certification and every recertification of the household.

Part III: Occupancy Standards and Unit Offers

17.3.1 Occupancy Standards

The Tax Credit Program does not have an occupancy standard regulation. The applicable procedures are as per those under the Public Housing Program referenced in Chapter V.

17.3.2 Unit Offers

All current public housing families occupying LIHTC units and current public housing families wishing to transfer to LIHTC units must be certified as per the Full-time Student Rule and be income eligible under the LIHTC program.

Any other transfer of families to public housing units shall be in accordance to the public housing applicable policies and procedures.

Part IV: Tenant Income and Rent Determination

17.4.1 Tenant Income

Annual income is the gross anticipated annualized income that is determined the qualifying tenant will receive. At admission, all families must meet the income eligibility criteria of no more than sixty percent (60%) of the area median gross income (AMGI). The family's gross income from all sources and assets –with exception to the excluded tenant annual income items - will be used for certification without any adjustments or deductions under the LIHTC Program.

The Tenant Income Certification (TIC) should be signed and dated on or before its effective date. Other documents accompanying the income certification should be obtained and dated on or before but no more than 120 days before the TIC effective date.

Property Managers must verify all income and assets directly from the source of the income, whenever possible and as applicable. Below some examples of items that should be included and excluded in determining tenant annual income and items included and excluded as tenant assets:

Included Tenant Annual Income	Excluded Tenant Annual Income
Gross amount of wages, salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services of all adults in the household even if it is a mandatory earned income disregard (EID) for annual income under the Public Housing Program.	Earned income of children younger than 18 and earned income in excess of $480 of dependants that are full-time students.
Annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic payments.	"Meals on Wheels" or other programs that provide food for the needy.
Income from a business.	Grants for: handicapped persons auxiliary apparatus, medical expenses, attendant care, and education.

Alimony and child support. Owners must count alimony or child support amounts awarded by the court unless the applicant certifies that payments are not being made and that he or she has taken all reasonable legal actions to collect amounts due, including filing with the appropriate courts or agencies responsible for enforcing payment.	Income of live-in attendants.
Public assistance income in welfare programs. Social Security Payments.	Payment received for care of foster children. Principal repayments received on mortgages or deeds of trust.
Income of temporarily absent family members.	Student loans.
Income of persons permanently confined to a hospital or nursing home if the persons are included for purposes of income.	Inheritance.
Lottery winnings paid in periodic payments.	Insurance settlement under health and accident insurance and workers compensation.
Interest, dividends and other income from net family assets.	Lottery winnings paid in lump sum payments (it is included as asset).
	Settlement for personal or property losses. Annual rent credits paid to senior citizens.
Any regular contributions and gift from persons not living in the unit. These sources may include rent and utility payment paid on behalf of the family, and other cash or non-cash contribution provided on a regular basis.	Groceries and/or contributions paid directly to the childcare provider by persons not living in the unit are excluded from annual income. **Temporary, nonrecurring, or sporadic income (including gifts) is <u>not counted.</u>**
Amounts derived from assets to which family members have access.	Hazardous duty pays to a family member in the military.
	Payments received under training programs funded by HUD.
	Earned income tax credits.
	Adoption assistance payments in excess of $480.

17.4.2 Assets

Assets are items of value that may be turned into cash. The calculation to determine the amount of income from assets to include in annual income considers both of the following:

a. The total cash value of the family's assets; and
b. The amount of income those assets are earning or could earn.

The rule for calculating income from assets differs depending on whether the total cash value of family assets is $5,000 or less, or is more than $5,000. To comply with the rule for determining the amount of income from assets, it is necessary to first determine whether the total "cash value" of family assets exceeds $5,000.

The "cash value" of an asset is the market value less reasonable expenses that would be incurred in selling or converting the asset to cash, such as the following:

(1) Penalties for premature withdrawal;
(2) Broker and legal fees; and
(3) Settlement costs for real estate transactions.

The cash value is the amount the family could actually receive in cash, if the family converted an asset to cash. If the total cash value of all the family's assets is $5,000 or less, the actual income the family receives from assets is the amount that is included in annual income as income from assets. When net family assets are more than $5,000, annual income includes the greater of the following:

a. Actual income from assets;

Or

b. A percentage of the value of family assets based upon the current passbook savings rate as established by HUD. This is called imputed income from assets. The passbook rate is currently set at 2%.

To begin this calculation, first add the cash value of all assets. Multiply the total cash value of all assets by .02. The product is the "imputed income" from assets. Then, add the actual income from all assets. The greater of the imputed income from assets or the actual income from assets is included in the calculation of annual income.

Below some examples of items that should be included and excluded in determining tenant assets:

Included Tenant Assets	Excluded Tenant Assets
Cash held in savings, checking accounts, safety deposit boxes.	Necessary personal property.
Principal value of any trust available to the household.	Vehicles equipped for the handicapped.
Equity in rental property or other capital investments.	Interests in Indian trust land.
Stocks, bonds, treasury bills, certificates of deposit and money market funds.	Life insurance policies.

Individual retirement and KEOGH accounts. Retirement and pension funds.	Equity in the cooperative unit in which the family lives.
Lump sum receipts of: inheritances, capital gains, one-time lottery winnings, settlements on insurance and other claims.	Assets that are part of an active business. Business does not include rental of properties that are held as investments and not a main occupation.
Personal property held as investment (gems, jewelry, coin collections, or antique cars).	Assets that are not effectively owned by the tenant.
Assets disposed of for less than fair market value within 2 years before effective date of certification/re-certification.	

For further guidance on other included and excluded income items and assets, and verification methods, see HUD Handbook 4350.3 REV-1, Chapter V.

17.4.3 Rent Determination

LIHTC properties/units must comply with maximum rent and resident income limits. Household income limits and maximum rents are based on an "Area Median Income" (AMI) formula as calculated by HUD. The AMI is determined annually, is adjusted for family size and varies by location. These units are also required to comply with affordability standards that are consistent with their mission of providing rent restricted housing to qualified low-income households. The primary restrictions of the LIHTC program include the "minimum set aside" and limitations on household incomes and allowable rents.

Hence, families occupying LIHTC units will never pay more than the maximum rent calculated according to the LIHTC regulation. Public Housing Program Flat Rents can be applied to the LIHTC units but this amount cannot exceed the Tax Credit Maximum Rent.

17.4.4 Utility Allowances

Any necessary utilities paid directly by the tenant, as defined by the PRPHA and which excludes telephone costs, will require a corresponding utility allowance that reduces the maximum rent that can be charged to the tenant.

The PRPHA must annually review its Utility Allowances Schedule, and must also revise during any given period specific Utility Allowances for a specific category that has increased 10% or more since its last revision. The PRPHA has 90 days to implement updates to utility allowances made by the agency or by the utility companies into their rents calculations.

Part V: Verification of Family Information and Income

17.5.1 Verifications

Property Managers must verify all income and assets directly from the source of the income, whenever possible and as applicable. The PRPHA must receive third party verifications of income and assets from all sources for all adult members of the household not more than 120 days before the start of the twelve (12) month time period of the income certification. Written verification sent directly by a third party source is the preferred method of verification.

If written third party verification is not possible, the next acceptable method is by phone with documentation of the conversation. If a third party is not available, the Project Manager will determine net income based on historical documents, tenant declaration, among others. All verifications must be signed and dated by the third party person verifying the information and send directly to the PRPHA (Management Agent or Representatives).

Acceptable verifications are, in order of acceptability, third-party verification, review of documents, and family certification. If third-party verification is not available, owners must document the tenant file to explain why third-party verification was not available.

Families who do not have assets in excess of $5,000 must sign a sworn statement "Certification of Assets" indicating that his or her assets are less than $5,000. The sworn statement waives the third-party verification; otherwise, all other verification procedures under Chapter 7 of this ACOP will apply.

Part VI: Lease, Inspections and Lease Terminations

17.6.1 Lease

The initial Lease Term for LIHTC units must be at least six (6) full months for any one bedroom or more than one bedroom unit.

The Lease must be signed by all adult members of the family (age 18 or older at the time of certification).

17.6.2 Inspections

All LIHTC units under IRC Section 42 must satisfy local health, safety, and building codes standards, and are subject to inspections by the State Allocating agency. Such requirements are in addition to HUD's Uniform Physical Condition Standards (UPCS) applicable for units convened under the public housing program. Units that do not meet the requirements of the LIHTC program will be identified as a violation and may be excluded from the tax credit status.

17.6.3 Lease Termination

In addition to those reasons outlined in Chapter XIII - Lease Terminations, families residing in LIHTC units can also have their lease terminated:

a. If all members of the family composition are full-time students and do not qualify for one of the applicable exceptions, as per Section 17.2.2 of this Chapter;

b. If household tenants fail to fulfill their annual recertification requirements; or

c. Any other material identified non-compliance of the Lease.

Part VII: Annual Reexamination

17.7.1 Annual Reexaminations

Recertification for LIHTC must be performed annually by the anniversary of the family's effective certification date for the LIHTC unit. All verification procedures under Chapter VII of the PRPHA ACOP, HUD and LIHTC requirements apply.

In some instances, the LIHTC Allocating Agency may waive this requirement. Effective July 30, 2008, 100 percent (100%) tax credit property owners no longer need to annually recertify resident household incomes. That is, resident must continue to be income qualified upon initial residency, but need not be recertified thereafter. Property files will still need to contain thorough third party verifications of income upon initial occupancy.

Notwithstanding the above, Puerto Rico Housing Finance Authority (Puerto Rico LIHTC Allocating Agency) still requires the preparation of the first annual recertification of all the units in the project. This certification process is identical to the initial certification. The use of the Alternate Certification is required for all the subsequent anniversary dates.

Part VIII: Transfer Policy

17.8.1 Transfer

Families may be transferred into a LIHTC unit even if they are over-income only if they are transferred to a unit in a building with the same Building Identification Number (BIN). To be eligible to a transfer to a building with other Building Identification Number, the family has to be income eligible. Families may be transferred from one LIHTC unit to another based also on the Transfer Policies outlined in Chapter XII.

Tenants that transfer from one unit to another unit must be recertified.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

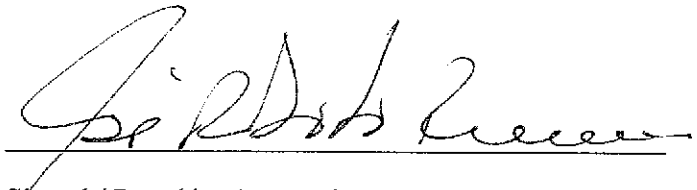
I, Omar Negrón Judice the Commissioner certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Puerto Rico prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, José Soto Rivera the Mayor of the Municipallty of Canóvanas certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Canóvanas prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Abel Nazario Quiñones the Mayor of the Municipality of Yauco certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Yauco prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Marcelo Trujillo Panisse the Mayor of the Municipality of Humacao certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Humacao prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing **Expires 4/30/2011**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Perza Rodríguez Quiñones the Mayor of the Municipality of Cabo Rojo certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Cabo Rojo prepared pursuant to 24 CFR Part 91.

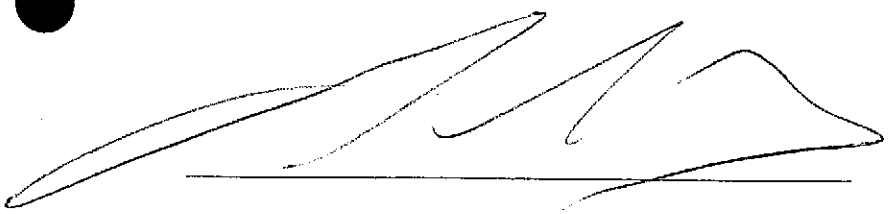
Perza Rodríguez Quiñones 3/23/2011

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Lemuel Soto the Mayor of the Municipality of Arecibo certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Arecibo prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

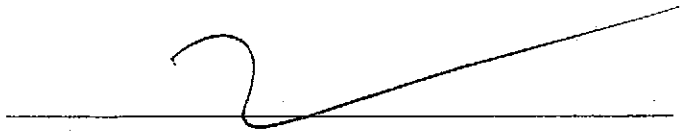
I, José L. Cruz Cruz the Mayor of the Municipality of Trujillo Alto certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Trujillo Alto prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official March 25, 2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing **Expires 4/30/2011**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Eduard Rivera Correa the Mayor of the Municipality of Rio Grande certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Río Grande prepared pursuant to 24 CFR Part 91.



03/21/2011

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, María Meléndez Altieri the Mayor of the Municipality of Ponce certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Ponce prepared pursuant to 24 CFR Part 91.

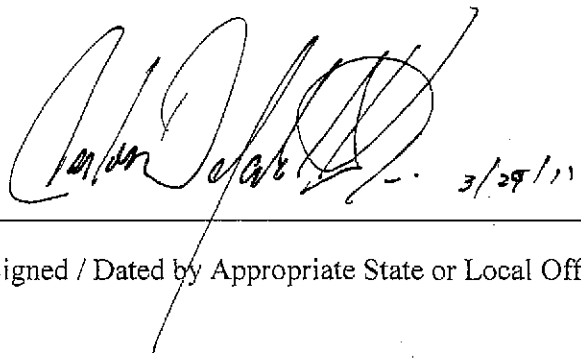
Dr. María E. Meléndez Altieri 30-marzo-11

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing **Expires 4/30/2011**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Carlos Delgado Altieri the Mayor of the Municipality of Isabela certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Isabela prepared pursuant to 24 CFR Part 91.



3/29/11

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Juan Cruz Manzano the Mayor of the Municipality of Manatí certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Manatí prepared pursuant to 24 CFR Part 91.

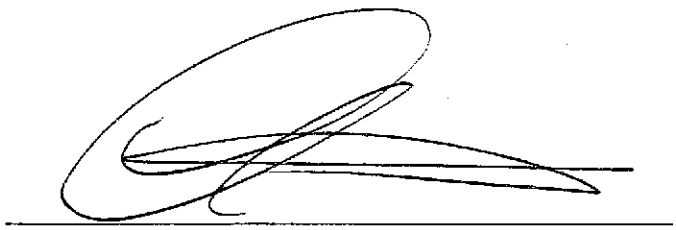
24 marzo 2011

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Carlos Méndez Martínez the Mayor of the Municipality of Aguadilla certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Aguadilla prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official
March 21, 2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Luis Collazo the Mayor of the Municipality of Toa Alta certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Toa Alta prepared pursuant to 24 CFR Part 91.

LUIS R. COLLAZO RIVERA / 21/03/2011

Signed / Dated by Appropriate State or Local Official

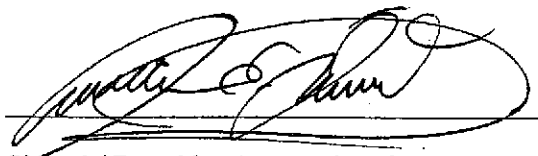
2011 MAR 28 PM 1:55

ADM. VIVIENDA PUBLICA
SERV. ADMINISTRATIVOS
CONTROL DE CORRESPOND

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, William Miranda Torres the Mayor of the Municipality of Caguas certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Caguas prepared pursuant to 24 CFR Part 91.

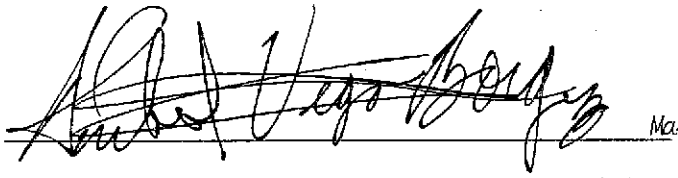


Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing **Expires 4/30/2011**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Aníbal Vega Borges the Mayor of the Municipality of Toa Baja certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Toa Baja prepared pursuant to 24 CFR Part 91.



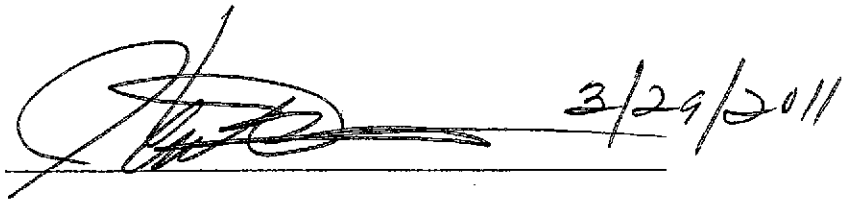
March 21, 2011

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing **Expires 4/30/2011**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Héctor O'Neill García the Mayor of the Municipality of Guaynabo certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Guaynabo prepared pursuant to 24 CFR Part 91.

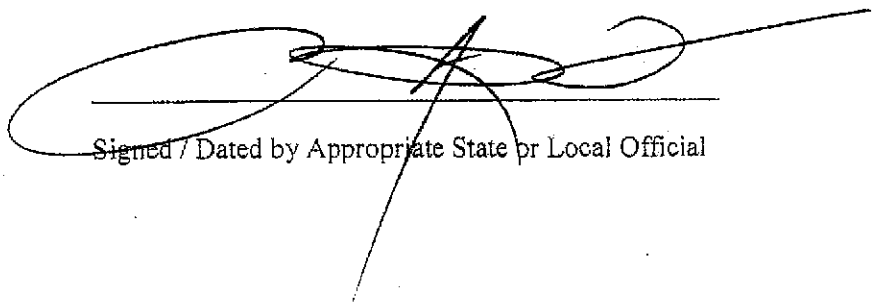


Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Ramón A. Hernández Torres the Mayor of the Municipality of Juana Díaz certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Juana Díaz prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Isidro A. Negrón Irizarry the Mayor of the Municipality of San Germán certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of San Germán prepared pursuant to 24 CFR Part 91.

I. de N. Irizarry 3/16/11

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

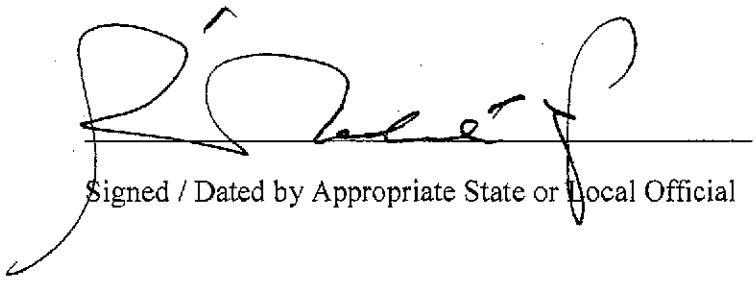
I, Jomir Dávila Rosario the Acting Mayor of the Municipality of Vega Baja certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Vega Baja prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Angel L. Malave Zayas the Mayor of the Municipality of Cidra certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Cidra prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Rolando Ortíz Velázquez the Mayor of the Municipality of Cayey certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Cayey prepared pursuant to 24 CFR Part 91.

Cayey, 28 de marzo de 2011

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

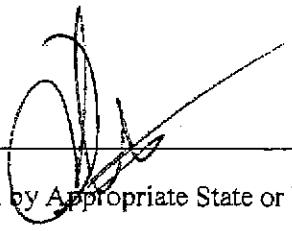
I, Jorge A. Santini Padilla the Mayor of the Municipality of San Juan certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of San Juan prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Ramón L. Rivera Cruz the Mayor of the Municipality of Bayamón certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Bayamón prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Glorimari Jaime the Mayor of the Municipality of Guayama certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Guayama prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Aníbal Meléndez Rivera the Mayor of the Municipality of Fajardo certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Fajardo prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, José G. Rodríguez Rodríguez the Mayor of the Municipality of Mayagüez certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Mayagüez prepared pursuant to 24 CFR Part 91, once the PHA Plan is modified in accondance to the comments presented by the Municipality of Mayaguez in letter addressed to Ms. Janice Miranda Claudio, Esq. Assistant Administrator of the PHA.

04-07-2011.

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	*U.S. Department of Housing and Urban Development* Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Javier Jiménez Pérez the Mayor of the Municipality of San Sebastián certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of San Sebastián prepared pursuant to 24 CFR Part 91.

03/25/2011

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, José C. Aponte Dalmau the Mayor of the Municipality of Carolina certify that the Five Year and Annual PHA Plan of the PR Public Housing Administration is consistent with the Consolidated Plan of Carolina prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

ESTADO LIBRE ASOCIADO DE PUERTIO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACION DE VIVIENDA PÚBLICA

REGLAMENTO PARA LA CANCELACION DE CONTRATO DE ARRENDAMIENTO EN LOS RESIDENCIALES PUBLICOS

DRAFT

DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACION DE VIVIENDA PUBLICA

REGLAMENTO PARA LA CANCELACION DE CONTRATO DE LOS RESIDENCIALES PUBLICOS

ARTICULO 1 – BASE LEGAL

Este Reglamento se adopta en virtud de las disposiciones de la Ley 97 de 10 de junio de 1972, según enmendad, conocida como la Ley Orgánica del Departamento de la Vivienda y la Ley 66 del 17 de agosto de 1989, que crea la Administración de Vivienda Pública, el tomo veinticuatro (24) de Código de Reglamentación Federal, parte 966 (24 CFR 966) y la Ley 170 del 12 de agosto de 1988, conocida como la Ley de Procedimiento Administrativo Uniforme.

ARTICULO 2 – PROPOSITO

Este Reglamento establecerá las reglas y procedimientos [illegible]nistrativos en los Residenciales Públicos, que garanticen los derechos a un procedimiento [illegible] la cancelación o contratos, sin que se menoscabe los derechos de los residentes relacionados [illegible] la vivienda que ocupan. En la aplicación de este Reglamento se evitará la discriminación con[illegible] persona por motivo de raza, color, religión, sexo o impedimento.

ARTICULO 3 – ALCANCE

Este Reglamento aplicará como procedimiento adj[illegible]en la cancelación del Contrato de Arrendamiento de Vivienda Pública. [illegible] procedimiento [illegible]luye la causal por falta de pago.

ARTICULO 4 – DEFINICIONES

A los efectos de est[illegible]eglamento, los siguient[illegible]minos tendrán el significado que a continuación se exp[illegible]

1. Administración – [illegible]dministración de Vivienda Pública, organismo creado mediante la Ley [illegible] del 17 de ago[illegible] adscrita al Departamento de la Vivienda.

2. [illegible]dministrador de Proyecto[illegible] Empleado a cargo de la administración de un Residencial Público.

3. Agente Administrador – Compañía contratada por la Administración de Vivienda Pública para administrar y prove[illegible] mantenimiento a los Residenciales Públicos.

4. Administrador de Vivienda Pública – Funcionario ejecutivo de más alto nivel de la Administración, que tiene la responsabilidad de organizar, dirigir y ejercer todas las funciones y responsabilidades de la Administración.

5. Arrendador – La Administración de Vivienda Pública actuando por sí o representada por el Agente Administrador.

6. Arrendatario – Miembro o miembros del grupo familiar que firmen el Contrato de Arrendamiento.

7. Auto-Administrado – La Administración de uno o más proyectos por la corporación de residentes bajo un contrato con la Administración de Vivienda Pública para realizar actividades administrativas.

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21. Vista Informal – Acto donde los residentes solicitan por escrito al Administrador del Proyecto y Gerente de Ocupación o persona a quien se delegue del Agente Administrador una explicación sobre los planteamientos expuestos en la Carta de Intensión de Cancelación o que el residente interesa realizar sus alegaciones o que el residente solicite algún remedio aplicable.

22. Vista Administrativa – Acto donde los residentes solicitan al Oficial Examinador una vista imparcial, justa y rápida con garantías del debido proceso de ley.

ARTICULO 5 – NOTIFICACION DEL SEÑALAMIENTO

1. El Administrador del Proyecto podrá presentar un señalamiento contra el inquilino o un miembro de la composición familiar según sea el caso por cualquier violación a las leyes, reglamentos o el Contrato de Arrendamiento.

2. El contenido del señalamiento sobre intención para cancelación de contrato de arrendamiento presentado por la arrendadora contendrá:

    a. Nombre y dirección postal del residente.

    b. Los hechos que constituyen el incumplimiento del contrato.

    c. Las disposiciones legales o reglamentarias por las cuales se le imputa el señalamiento.

    d. Notificación que de no estar de acuerdo con la determinación puede solicitar Vista Informal ante el Administrador del Proyecto.

    e. Advertencia de que debe solicitar la Vista Informal en el Proyecto que resida dentro de diez (10) días laborables siguientes a la notificación de intención de cancelación a continuar con el procedimiento de cancelación de contrato.

3. La notificación de señalamiento será enviada por correo certificado con acuse de recibo o entrega personal.

ARTICULO 6 – VISTA INFORMAL

1. Durante la Vista Informal el residente podrá examinar los documentos que el Arrendador tiene en su contra para probar el incumplimiento de contrato, argumentar y presentar pruebas para que no se le cancele el contrato.

2. Concluida la vista el Administrador del Proyecto deberá notificar por escrito al residente dentro de diez (10) días laborables luego de celebrada la vista el resultado y su decisión. En dicha comunicación deberá establecer las bases para decisión y el derecho del residente a solicitar una Vista de Administrativa ante un Oficial Examinador de la Administración de Vivienda Pública dentro del término de diez (10) días laborables siguientes a la notificación del Administrador del Proyecto.

3. Si el residente no solicita la Vista Informal dentro del término establecido el Administrador del Proyecto procederá a enviará una notificación indicando que no agotó los procedimientos administrativos y que su Contrato de Arrendamiento fue cancelado y que debe desalojar la unidad en o antes del último día del mes.

4. Si el residente no desaloja la unidad el último día del mes el Administrador del Proyecto procederá a radicar un remedio en el tribunal pertinente (Ocupación Ilegal).

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ARTICULO 11 – REQUISITO PARA LE CELEBRACION DE LA VISTA ADMINISTRATIVA

1. El residente tiene que haber solicitado por escrito la Vista al Administrador dentro del término establecido en este Reglamento.

2. La solicitud de Vista Administrativa deberá enviarse a la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados incluyendo su reclamación y remedio que solicita.

3. El Oficial Examinador solicitará copia del expediente de residente al Gerente de Ocupación o persona a quien se delegue.

4. El Oficial Examinador señalará la celebración de la Vista Administrativa dentro de los quince (15) días laborables siguientes al recibo de la solicitud y se notificará el día, hora y lugar donde se llevará a cabo. La fecha de la celebración de la Vista Administrativa no excederá de los treinta (30) días de haberse radicado la solicitud de la Vista Administrativa. La notificación deberá efectuarse mediante correo certificado o personalmente y con la siguiente información:

    a. Fecha, hora y lugar en que se celebrará la vista.

    b. Los hechos constitutivos de incumplimiento de contrato, disposiciones legales o reglamentarias por las cuales se imputa la violación.

    c. Advertencia de que las partes podrán comparecer asistidas de abogados, pero no estarán obligadas a estar así representadas.

    d. Apercibimiento de las medidas que la Administración de Vivienda Pública por sí o a través del Agente Administrador, podrá tomar si una parte no comparece a la vista.

    e. Advertencia de que la vista no podrá ser suspendida.

5. La Vista Administrativa se conducirá ante el Oficial Examinador.

6. Se garantizará al residente la celebración de una Vista imparcial, justa y rápida.

7. Se velará porque se ofrezca a los residentes las garantías del debido proceso de la ley, a saber:

    a. La oportunidad para que el residente obtenga los documentos que sean pertinentes a la vista. Los documentos que no se hagan accesibles al residente no podrán ser utilizados como evidencia en la vista.

    b. Presentación de evidencia.

    c. El derecho del residente a estar representado por un abogado o por cualquier persona que éste designe.

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2. El Oficial Examinador notificará al Administrador de su decisión, dentro de los treinta (30) días siguientes a la fecha de haber finalizado la vista mediante informe escrito.

3. Basándose en el informe se preparará la orden o resolución firmada por el Administrador de Vivienda Pública y se notificará a las partes.

ARTICULO 16 – CONTENIDO DE LA ORDEN O RESOLUCION

La orden o resolución deberá contener:

1. La disponibilidad del recurso de reconsideración o revisión inicial y los términos que tienen para radicar tales acciones.

2. En la vista judicial tendrá la oportunidad de refutar la evidencia presentada por la Administración, la oportunidad de contra interrogar los testigos de la Administración y de presentar cualquier defensa afirmativa.

3. Esta notificación será entregada personalmente o por correo certificado con acuse de recibo a las partes.

ARTICULO 17 – RESOLUCION U ORDEN FINAL

La Administración de Vivienda Pública emitirá la resolución u orden final del caso basado en el informe del Oficial Examinador y el expediente en un término que no podrá exceder de noventa (90) días calendarios después de finalizada la vista. Salvo que el mismo sea renunciado o ampliado con el consentimiento escrito de todas las partes o causa justificada.

ARTICULO 18 – DERECHO A RECONSIDERACION

1. Las partes adversamente afectadas por una resolución u orden parcial o final, podrán dentro del término de veinte (20) días contados a partir del archivo en autos, la fecha de notificación de la resolución u orden, someter una moción de reconsideración de la orden o resolución. La Administración dentro de los quince (15) días de haberse presentado dicha moción, deberá proceder a reconsiderar.

2. Si la Administración de Vivienda Pública toma alguna determinación en su consideración, el término para solicitar revisión judicial empezará a contar desde la fecha en que se archive en autos copia de la notificación resolviendo definitivamente la moción.

ARTICULO 19 – REVISION JUDICIAL

1. Si el Oficial Examinador rechazara de plano la solicitud de reconsideración o no se expresare sobre ella dentro de los quince (15) días que se provee para esto, el término de treinta (30) días para solicitar revisión judicial ante el Tribunal de Circuito de Apelaciones comenzará a correr nuevamente desde que se le notifique dicho denegatorio o desde que expiren los quince (15) días según sea el caso.

2. Si la Administración toma alguna determinación sobre la solicitud de reconsideración, el Cuando término de treinta (30) días para solicitar revisión judicial empezará a contar desde la fecha en que se archive en autos copia de la notificación resolviendo definitivamente la moción de reconsideración.

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ARTICULO 24 – DEROGACION

El Reglamento a derogarse, conocido como el Reglamento para la Atención de Quejas y Señalamiento en los Residenciales Públicos adoptado el 15 de agosto de 1983 codificado en el Manual Administrativo del Departamento 40-10-4, será sustituido por el Reglamento para la Cancelación de Contrato de Arrendamiento en los Residenciales Públicos.

ARTICULO 25 – VIGENCIA

Este Reglamento entrará en vigor a los treinta (30) días siguientes de la fecha de radicación en el Departamento de Estado.

Adoptado en San Juan, Puerto Rico, hoy _____ de _____ de _____.

LCDA. JANICE M. MIRANDA CLAUDIO
Sub Administradora
Administración de Vivienda Pública

LCDO. MIGUEL A. HERNANDEZ VIVONI
Secretario
Departamento de la Vivienda

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ESTADO LIBRE ASOCIADO DE PUERTIO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACION DE VIVIENDA PÚBLICA

REGLAMENTO PARA LA CANCELACION DE CONTRATO Y/O REALIZAR REEXAMEN ESPECIAL Y/O TRANSFERIR EL CONTRATO A MIEMBROS DE FAMILIA POR ACTIVIDAD CRIMINAL

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REGLAMENTO PARA LA CANCELACION DE CONTRATO Y/O REALIZAR REEXAMEN ESPECIAL Y/O TRANSFERIR EL CONTRATO A REMANENTES DE FAMILIA POR ACTIVIDAD CRIMINAL

ARTICULO 1 – BASE LEGAL

Este Reglamento se adopta en virtud de las disposiciones de la Ley 97 del 10 de junio de 1972, según enmendada, conocida como la Ley Orgánica del Departamento de la Vivienda y la Ley 66 del 17 de agosto de 1989, que crea la Administración de Vivienda Pública, la Ley "Quality Housing and Work Responsability Act of 1998", el Tomo veinticuatro (24) del Código de Reglamentación Federal, parte 5 et. al., la Ley 70 del 12 de agosto de 1988, conocida como la Ley de Procedimientos Administrativos Uniformes y la Ley 171 del 4 de diciembre de 2001.

ARTICILO 2 – PROPOSITO

Este Reglamento tiene como propósito establecer las reglas y procedimientos para la cancelación del Contrato de Arrendamiento de Vivienda Pública y/o realizar Reexamen Especial para dar de baja del Contrato de Arrendamiento a un miembro de la composición familiar y/o Transferir el Contrato de Arrendamiento a los remanentes de familia por llevarse a cabo una actividad criminal.

ARTICULO 3 – ALCANCE

Este Reglamento aplicará como procedimiento adjudicativo en la cancelación del Contrato de Arrendamiento de Vivienda Pública y/o Reexamen Especial y/o Transferencia de Contrato de Arrendamiento.

ARTICULO 4 – DEFINICIONES

1. Administración – Administración de Vivienda Pública, organismo creado mediante la Ley 66 del 17 de agosto de 1989, y adscrita al Departamento de la Vivienda.

2. Administrador del Proyecto – Empleado a cargo de la administración de un Residencial Público.

3. Agente Administrador – Compañía contratada por la Administración de Vivienda Pública para administrar y proveer mantenimiento a los Residenciales Públicos.

4. Administrador de Vivienda Pública – Funcionario ejecutivo de más alto nivel de la Administración, que tiene la responsabilidad de organizar, dirigir y ejercer todas las funciones y responsabilidades de la Administración.

5. Actividad Criminal – Cuando el Arrendatario o que cualquier miembro del grupo familiar utilice la vivienda para actividades que afecten el ambiente físico o social del proyecto; para actividades delictivas, como por ejemplo, violación de los códigos y leyes penales del Estado Libre Asociado de Puerto Rico y de los Estado Unidos de América (Asesinatos, Violaciones, Robos, Asalto Agravado, Robo por Allanamiento, Latrocinio "residente en robos", Robo de Autos, Incendio Malicioso, Asalto Simple, Vandalismo, Armas, Prostitución, Drogas, OUI "Operating Under Influences", Desordenes "alteraciones a la paz", "Graffiti", Chatarras y otros), o para actividades criminales en o fuera de la residencia, referentes a la venta de drogas, narcóticos, armas y juegos prohibidos. El término "Actividad Criminal relacionada con drogas" significa la ilegal manufactura, fabricación, venta, distribución, transportación, uso o posesión, con intención de fabricar, usar, vender, distribuir, transportar o el uso de sustancias controladas.

6. Administrador Asociado de Selección y Ocupación – Funcionario Ejecutivo más alto nivel en el Área de Selección y Ocupación, que tiene la responsabilidad de organizar, dirigir y ejercer todas las funciones y responsabilidades en el Área de Selección y Ocupación.

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22. Residencial Público – Proyecto de vivienda pública dedicado al alquiler de vivienda para personas o familia de escasos recursos económicos, administrado por la Administración de Vivienda Pública, por sí o a través de un Agente Administrador del Proyecto Auto Administrados, en el cual la persona o familia paga una renta de acuerdo a sus ingresos y su composición familiar.

23. Señalamiento de Incumplimiento – Cualquier actuación por parte del residente que incumpla sus obligaciones contractuales y sean señalados.

24. Vista Informal – Acto donde los residentes solicitan por escrito al Administrador del Proyecto y Gerente de Ocupación o persona a quien se delegue del Agente Administrador una explicación sobre los planteamientos expuestos en la Carta de Intensión de Cancelación o que el residente interesa realizar sus alegaciones o que el residente solicite algún remedio aplicable.

25. Vista Administrativa – Acto donde los residentes solicitan al Oficial Examinador una vista imparcial, justa y rápida con garantías del debido proceso de ley.

ARTICULO 5 – INFORME

1. El Administrador o Auto – Administrados al recibir información basada en la denuncia y/o querella donde se impute al arrendatario o cualquier miembro del grupo familiar llevar a cabo cualquier actividad criminal, procederá a preparar un informe sobre la actividad criminal.

2. El Informe, que se incluirá en el expediente de ocupación del residente contendrá lo siguiente:
   a. Nombre y dirección (física y postal) del residente.
   b. Composición familiar, parentesco con jefe de familia, sexo, edad, estudiante regular (grado escolar), seguro social, incapacitado o impedido.
   c. Fuente de ingreso y evidencia de deducciones por concepto de familia de ancianos, gastos médicos, cuidado de dependientes menores, menores estudiantes y/o impedidos y gastos por el cuidado o compra de equipo necesario para miembro del grupo familiar que es impedido.
   d. Nombre y parentesco de la persona que se le imputa la Actividad Criminal.
   e. Evidencia de víctima de violencia doméstica, de haber alguna.
   f. Informe de Trabajador Social que contendrá lo siguiente:
      i. Narración de la actividad criminal.
      ii. Visita al Hogar.
      iii. Entrevista de los miembros de la composición familiar para determinar la clase de conocimiento del arrendatario en cuanto actividad criminal cometida, el grado de control que ejerce el arrendatario sobre la persona que cometió la actividad criminal y sus gestiones para evitar dicha conducta.
      iv. Verificación de programas de tratamiento y/o rehabilitación recibidos por el imputado para evaluar grado de reincidencia.
      v. Coordinaciones con las agencias gubernamentales y/o organizacionales sin fines de lucro que tengan en sus programas adiestramientos, reeducación, salud y cualquier otro programa que mejore la calidad de vida de la familia.

ARTICULO 6 – NOTIFICACION DE SEÑALAMIENTO

1. El Administrador del proyecto podrá presentar un señalamiento escrito contra el Arrendatario o un miembro de la composición familiar según sea el caso por una denuncia y/o querella que el impute la comisión de una Actividad Criminal.

2. El contenido del señalamiento sobre intención para cancelación de contrato de arrendamiento y/o reexamen especial y/o transferencia de contrato contenderá:

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f. El arrendatario debe probar que él o un miembro de la familia del arrendatario es víctima de acciones se relacionen con violencia domestica, hostigamiento o acecho.

5. Durante la Vista Informal se le garantizará al arrendatario los siguientes derechos:

   a. Estar asistido por un abogado.
   b. Confrontar y contra interrogar la prueba adversa.
   c. Decisión basada en prueba desfilada durante la Vista Informal.
   d. Imparcialidad en la decisión.

6. Concluida la vista el Gerente de Ocupación del Agente Administrador deberá notificar por escrito al residente dentro de diez (10) laborables luego de celebrada la vista, el resultado y su decisión. En dicha comunicación deberá establecer las bases para su decisión y el derecho del residente a participar de una vista administrativa ante un Oficial Examinador de la Administración de Vivienda Pública dentro de los diez (10) días laborables siguientes a la notificación del Gerente de Ocupación.

7. La notificación de la decisión será entregada personalmente a un adulto miembro de la unidad familiar, quien firmará la hoja de trámite al momento de recibir la misma y se incluirá copia en el expediente de ocupación del residente.

8. Si el Administrador ha agotado todos los recursos de entregar personalmente la notificación de la decisión puede enviar dos notificaciones una por correo certificado y otra por correo tradicional.

9. Copia de la notificación de la decisión será enviada al Administrador Asociado de Selección y Ocupación de la Administración de Vivienda Pública del Estado Libre Asociado de Puerto Rico.

10. Si el residente no solicita la Vista Informal dentro del término establecido el Administrador del Proyecto procederá a enviar una notificación indicando que no agotó los procedimientos administrativos y que su Contrato de Arrendamiento fue cancelado y que debe desalojar la unidad en o antes del último día del mes.

11. Si el residente no desaloja la unidad el último día del mes el Administrador del Proyecto procederá a referir a la División Legal para radicar un remedio en el tribunal pertinente (Ocupación Ilegal).

ARTICULO 8 – REPRODUCCION DE DOCUMENTOS

El residente, previo a la autorización de la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores o Proyectos Auto-Administrados, podrá requerir la reproducción de su expediente a su costo, excepto cuando los documentos de trabajo de la Administración y algún otro material privilegiado.

ARTICULO 9 – SOLICITUD DE INTERVENCION EN EL PROCEDIMIENTO ADJUDICATIVO

Cuando una persona o la Junta de Residentes tengan interés legitimo en un procedimiento adjudicativo ante la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyecto Auto-Administrados, podrá someter una solicitud por escrito debidamente fundamentada para que se le permita intervenir o participar en dicho procedimiento.

ARTICULO 10 – DETERMINACION DE LA ADMINISTRACION CON RESPECTO A LA SOLICITUD DE INTERVENCION

El Administrador del Proyecto, Gerente de Ocupación o persona a quien se delegue y la Administración, podrán a su discreción conceder o denegar la solicitud de intervención en las diferentes vistas del proceso de cancelación de contrato tomando en consideración entre otros los factores de:

1. Que el interés del peticionario pueda ser afectado adversamente por el procedimiento adjudicativo.

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El Oficial Examinador será una persona imparcial, mayor de edad y con conocimiento de las leyes y reglamentos federales y estatales que regulan el Área de Selección y Ocupación de Residentes y de la Administración de Vivienda Pública. El mismo será designado por la Administradora Asociada del Area de Selección y Ocupación.

ARTICULO 13 – REQUISITO PARA LA CELEBRACION DE LA VISTA ADMINISTRATIVA

1. El residente tiene que haber solicitado la Vista Administrativa al Administrador dentro del término establecido de este reglamento.

2. La Solicitud de Vista Administrativa deberá enviarse a la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados incluyendo su reclamación y remedio que solicita.

3. El Oficial Examinador solicitará copia del expediente al Gerente de Ocupación o persona a quien se delegue.

4. El Oficial Examinador señalará la celebración de la Vista Administrativa dentro de los quince (15) días laborables siguientes al recibo de la solicitud y se notificará el día, hora y lugar donde se llevará a cabo. La fecha de la celebración de la Vista Administrativa no excederá de los treinta (30) días de haberse radicado la solicitud de la Vista Administrativa. La notificación deberá efectuarse mediante correo certificado o personalmente y con la siguiente información:

    a. Fecha, hora y lugar en que se celebrará la vista.
    b. Los hechos constitutivos de incumplimiento de contrato, disposiciones legales o reglamentarias por las cuales se le imputa la violación.
    c. Advertencia de que las partes podrán comparecer asistidas de abogados, pero no estarán obligadas a estar así representadas.
    d. Apercibimiento de las medidas que la Administración de Vivienda Pública por sí o a través del Agente Administrador, podrá tomar si una parte no comparece a la vista.
    e. Advertencia de que la vista no podrá ser suspendida.

5. La Vista Administrativa será conducida ante el Oficial Examinador.

6. Se garantizará al residente la celebración de una Vista imparcial, justa y rápida.

7. Se velará porque se ofrezca a los residentes las garantías del debido proceso de la ley, a saber:

    a. La oportunidad para que el residente obtenga los documentos que sean pertinentes a la vista. Los documentos que no se hagan accesibles al residente no podrán ser utilizados como evidencia en la vista.
    b. Presentación de evidencia.

    c. El derecho a que la vista sea en privado, salvo que el residente solicite que sea pública.
    d. El derecho a una decisión basada en los hechos presentados en la vista y sobre el expediente del Arrendatario y en el derecho aplicable.

ARTICULO 14 – REBELDIA

Si una parte debidamente citada no comparece a cualquiera de las vistas que forman parte del proceso de Cancelación de Contrato podrá declararse en rebeldía y continuar el procedimiento sin su participación, y se le notificará por escrito a dicha parte la determinación tomada, los fundamentos para la misma y el recurso de Revisión disponible.

ARTICULO 15 – CELEBRACION DE LA VISTA ADMINISTRATIVA

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ARTICULO 20 – REVISION JUDICIAL

1. Si el Oficial Examinador rechazara de plano la solicitud de reconsideración o no se expresare sobre ella dentro de los quince (15) días que se provee para esto, el término de treinta (30) días para solicitar revisión judicial ante el Tribunal de Circuito de Apelaciones comenzará a correr nuevamente desde que se le notifique dicho denegatorio o desde que expiren los quince (15) días según sea el caso.

2. Si la Administración toma alguna determinación sobre la solicitud de reconsideración, el término de treinta (30) días para solicitar revisión judicial empezará a contar desde la fecha en que archive en autos copia de la notificación resolviendo definitivamente la moción de reconsideración.

ARTICULO 21 – EXPEDIENTES

1. La Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyecto Auto Administrados mantendrá un expediente oficial de cada procedimiento adjudicativo. Este expediente incluirá lo siguiente:

    a. Las notificaciones de todos los procedimientos.
    b. Cualquier orden o resolución emitida.
    c. Toda la evidencia recibida o considerada.
    d. El informe preparado por el Oficial Examinador junto con cualquier transcripción de todo o parte de la vista.

2. Este expediente constituirá la base exclusiva para la acción de la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados en su procedimiento adjudicativo bajo este Reglamento o para la revisión judicial ulterior.

ARTICULO 22 – NOTIFICACION DE DESALOJO

Cuando el residente a quien se le haya iniciado el proceso de la cancelación de contrato, excepto por falta de pago, haya ejercitado sus derechos a los procedimientos que se establecen en este Reglamento o cuando la resolución de la Administración de Vivienda Pública o la decisión del Tribunal sobre este particular sea final y firme, se procederá a la cancelación de Contrato de Arrendamiento mediante una notificación escrita. Esta notificación escrita deberá cumplir con los siguientes requisitos:

1. Ser entregada al residente personalmente o por correo certificado con acuse de recibo.
2. Exponer las razones que dan lugar a la cancelación del contrato.
3. El nombre del arrendatario y/o de los miembros de la composición familiar que tienen que desalojar la unidad.

4. Advertencia que de no desalojar la unidad en el término de diez (10) días se procederá a radicar la acción correspondiente de desahucio ante los tribunales.

ARTICULO 23 – NOTIFICACION SERVICIO POR CORREO

Cuando se le cancela el Contrato de Arrendamiento o se excluye a un miembro de la familia se le notificará al Servicio de Correo que dicha persona o grupo familiar no reside en la unidad en la cual su contrato fue cancelado.

ARTICULO 24 – SALVEDAD

Si cualquier palabra, párrafo, artículo, sección o parte de este Reglamento fuera declarado inconstitucional o nulo por un Tribunal competente, tal decisión o fallo no afectará, perjudicará, ni invalidará las demás disposiciones de este Reglamento.

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ARTICULO 25 – DEROGACION

El Reglamento a derogarse conocido como el Reglamento para la Atención de Quejas y Señalamientos en los Residenciales Públicos adoptado el 13 de agosto de 1993 codificado en el Manual Administrativo del Departamento 40-10-4, será sustituido por el Reglamento para la Cancelación de Contrato de Arrendamiento en los Residenciales Públicos.

ARTICULO 26 – VIGENCIA

Este Reglamento entrará en vigor a los treinta (30) días siguientes de la fecha de radicación en el Departamento de Estado.

Adoptado en San Juan, Puerto Rico, hoy _____ de _____ de _____.

_____
LCDA. JANICE M. MIRANDA CLAUDIO
Sub Administradora
Administración de Vivienda Pública

_____
LCDO. MIGUEL [illegible]ERNANDEZ VIVONI
Secretario
Departamento de la Vivienda

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1. El residente deberá estar presente durante la vista, exponer su caso y reclamar el remedio que solicita.
2. El Oficial Examinador recibirá toda la prueba documental o testifical que sea pertinente con los hechos planteados en el señalamiento, sin necesidad de ajustarse a las reglas de evidencia prevalecientes en los tribunales de justicia.

3. Se llevará un record de los procedimientos en cinta magnetofónica, pero lo declarado no tendrá, que ser transcrito. Excepto a requerimiento de la parte interesada en cuyo caso deberá satisfacer el costo de la transcripción.
4. El Oficial Examinador velará porque la vista se conduzca con el debido orden y respeto y podrá imponer las penalidades permitidas bajo las disposiciones de la Ley 170 del 12 de agosto de 1988 cuando apliquen.
5. La fecha de señalamiento de la vista no será suspendida excepto por justa causa notificado por escrito con no menos de cinco (5) días con antelación a la fecha de la vista.
6. Las partes podrán voluntariamente renunciar a que se declaren las determinaciones de hechos.

ARTICULO 16 – INFORME DEL OFICIAL EXAMINADOR

1. El informe deberá incluir y exponer las determinaciones de hecho, conclusiones de derecho y recomendaciones sobre el caso.
2. El Oficial Examinador notificará al Administrador de su decisión, dentro de los treinta (30) días siguientes a la fecha de haber finalizado la vista mediante informe escrito.
3. Basándose en el informe se preparará la orden o resolución firmada por el Administrador de Vivienda Pública y se notificará a las partes.

ARTICULO 17 – CONTENIDO DE LA ORDEN O RESOLUCION

A. La orden o resolución deberá contener:
   1. La disponibilidad del recurso de reconsideración o revisión inicial y los términos que tienen para radicar dichas acciones.

   2. En la Vista Judicial tendrá la oportunidad de refutar la evidencia presentada por la Administración, la oportunidad de contra interrogar las testigos de la Administración, de presentar cualquier defensa afirmativa.

   3. Esta notificación será entregada personalmente o por correo certificado con acuse de recibo a las partes.

ARTICULO 18 – RESOLUCION U ORDEN FINAL

La Administración de Vivienda Pública emitirá la resolución u orden final del caso basado en el informe del Oficial Examinador y el expediente en un término que no podrá exceder de noventa (90) días calendarios después de finalizada la vista. Salvo que el mismo sea renunciado o ampliado con el consentimiento escrito de todas las partes o causa justificada.

ARTICULO 19 – DERECHO A RECONSIDERACION

1. Las partes adversamente afectadas por una resolución u orden parcial o final, podrán dentro del término de veinte (20) días desde el archivo en autos, la fecha de notificación de la resolución u orden, presentar una moción de reconsideración de la orden o resolución. La Administración dentro de los quince (15) días de haberse presentado dicha moción, deberá proceder a reconsiderarla.

2. Si la Administración de Vivienda Pública toma alguna determinación en su consideración, el término para solicitar revisión judicial empezará a contar desde la fecha en que archive en autos copia de la notificación resolviendo definitivamente la moción.

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2. Que no existan otros medios en derecho para que el peticionario pueda proteger adecuadamente su interés.
3. Que el interés del peticionario ya está representado adecuadamente por las partes en el procedimiento.
4. Que la participación del peticionario pueda ayudar razonablemente a preparar un expediente más completo del procedimiento.
5. Que la participación del peticionario pueda extender o dilatar excesivamente el procedimiento.
6. Que el peticionario represente o sea portavoz de otros grupos o entidades de la comunidad como la Junta de Residentes o la Organización de Residentes reconocidas de acuerdo a la reglamentación.
7. Que el peticionario pueda aportar información, pericia, conocimientos especializados o asesoramiento técnico que no estaría disponible de otro modo en el procedimiento.

ARTICULO 11 – VISTA DE REVISION ANTE EL GERENTE DE OCUPACION O PERSONA A QUIEN SE DELEGUE.

1. El residente participará en una vista de revisión ante el Gerente de Ocupación o persona a quien se delegue dentro de los próximos diez(10) días laborables siguientes a la fecha en que recibió la determinación de la Vista Informal.

2. En dicha Vista de Revisión estará presente el Administrador Asociado de Selección y Ocupación de la Administración de Vivienda Pública del Estado Libre Asociado de Puerto Rico o la persona a quien se delegue.

3. En esta Vista de Revisión el residente tendrá las mismas garantías procésales, derechos y defensas de la Vista Informal.

4. Luego de celebrada la vista el Gerente de Ocupación o persona a quien se delegue preparará un informe el cual deberá incluir la siguiente información:

   a. Nombre de las personas que acudieron a la vista.
   b. Fecha en que se llevó la misma.
   c. Determinación tomada por el Gerente de Ocupación o persona a quien se delegue.
   d. Razones para tomar la determinación.
   e. El derecho del residente de solicitar una Vista Administrativa al Administrador de Vivienda Pública dentro de los próximos diez (10) días laborables siguientes a la fecha en que recibió dicho informe cuando no esté conforme con la determinación del Gerente de Ocupación o persona a quien se delegue. Siempre y cuando dicha determinación conlleve la cancelación del Contrato de Arrendamiento. Esta determinación se hará por escrito y se le entregará copia al residente, otra copia se conservará en el expediente de ocupación del residente y otra copia será enviada a la Oficina del Administrador Asociado de Selección y Ocupación de la Administración de Vivienda Pública del Estado Libre Asociado de Puerto Rico.

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5. La solicitud de la Vista Administrativa se hará por escrito al Administrador de Vivienda Pública a la siguiente dirección:

OFICINA DEL ADMINISTRADOR DE VIVIENDA PUBLICA
ESTADO LIBRE ASOCIADO DE PUERTO RICO
ASUNTO: VISTA ADMINISTRATIVA
P.O. BOX 363188
SAN JUAN, PUERTO RICO 00936-3188

ARTICULO 12 – SELECCIÓN DEL OFICIAL EXAMINADOR

a. Nombre y dirección (física y postal) del residente.
b. Hechos específicos que constituyen el incumplimiento del contrato por lo que existe la intención de cancelar el Contrato de Arrendamiento y/o realizar un Reexamen Especial y/o Transferir el Contrato de Arrendamiento.
c. Las disposiciones legales o reglamentarias por las cuales se le imputa el señalamiento.
d. Notificación de la celebración de una Vista Informal dentro de los siguientes treinta (30) días calendarios de haber recibido el señalamiento escrito.
e. Fecha, hora y lugar de la Vista Informal.
f. Derecho a comparecer a la Vista Informal acompañado de un abogado y presentar prueba testifical y documental.
g. Derecho a presentar en la Vista Informal defensas y prueba exculpatoria.
h. Derecho a examinar la prueba en su contra y obtener copia del informe preparado por el Administrador del Proyecto, por lo menos siete (7) días antes de la Vista Informal.
i. Advertencia que de no comparecer a la Vista Informal se continuará con el procedimiento mencionado en el señalamiento.

3. La notificación del señalamiento será entregada personalmente a un adulto miembro de la unidad familiar, quien firmará la hoja de trámite al momento de recibir la misma y se incluirá copia en el expediente de ocupación de la unidad.

4. Si el Administrador del Proyecto ha agotado todos los recursos para entregar personalmente la notificación al residente y éste evita ser notificado, puede enviar dos (2) notificaciones, una por correo certificado y otra por correo tradicional. En ambos casos se le concederá quince (15) días adicionales para la celebración de la vista.

5. No

ARTICULO 7 – VISTA INFORMAL

1. La Vista Informal estará presidida por el Gerente de Ocupación del Agente Administrador o persona que designe el Agente Administrador o el Auto – Administrador.

2. El residente podrá presentarse por su caso por sí o por un abogado que lo represente. Pero el residente debe estar presente en la Vista Informal.

3. Durante la Vista Informal el residente podrá examinar los documentos que el arrendador tiene en su contra para probar el incumplimiento de contrato, argumentar y presentar pruebas para que no se le cancele el contrato.

4. El residente podrá presentar las siguientes defensas, entre cualquier otra circunstancia sobre los hechos:
   a. No existe causa razonable para creer que el arrendatario o algún miembro de la composición familiar ha incurrido en alguna actividad criminal.
   b. Que había realizado medidas afirmativas para evitar la actividad criminal que provoca la cancelación de Contrato de Arrendamiento y el lanzamiento.

   c. Que no existe nexo causal entre la acción de desahucio y la actividad criminal cometida.
   d. La actividad criminal fue cometida por menor de edad que se encuentra en la jurisdicción del Tribunal de Menores.
   e. El arrendatario puede probar que él o la persona convicta de cometer alguna actividad criminal haya completado un programa federal, estatal u organización debidamente acreditado de rehabilitación para evitar la actividad criminal cometida.

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7. Arrendador – La Administración de Vivienda Pública actuando por sí o representada por el Agente Administrador.

8. Arrendatario – Miembro o miembros del grupo familiar que firmen el Contrato de Arrendamiento.

9. Auto-Administrado – La Administración de uno o más proyectos por la corporación de residentes bajo un contrato con la Administración de Vivienda Pública para realizar actividades administrativas.

10. Contrato de Arrendamiento – Documento legal donde se establecen las obligaciones contractuales entre el Arrendatario y la Administración de Vivienda Pública.

11. Corporación de Residentes – Entidad que la Administración de Vivienda Pública reconoce y autoriza para administrar y dar mantenimiento al residencial público y proveer los servicios necesarios dirigidos a mejorar la calidad de vida de los residentes.

12. Expediente – Todos los documentos relacionados con un asunto específico que esté o haya estado ante la consideración de la Agencia en los procedimientos adjudicativos cuando ésta administre directamente algún Residencial Público.

13. Gerente de Ocupación o Persona a Quien se Delegue – Ejecutivo de la Administración de Vivienda Pública por sí o a través de un Agente Administrador o Proyecto Auto Administrado responsable de la supervisión del Área de Ocupación y de los Residenciales Públicos del área.

14. HUD – Departamento Federal de Vivienda y Desarrollo Urbano.

15. Informe – Documento preparado por el Administrador o Auto Administrador donde aparece la información social y económica del arrendatario y/o cualquier miembro del grupo familiar al que se le haya hecho una Actividad Criminal.

16. Interventor – Significa aquella persona que no sea parte original en cualquier procedimiento adjudicativo que la Agencia lleve a cabo y que haya demostrado su capacidad o interés en el procedimiento.

17. Junta de Residentes – Grupo representativo de la comunidad, elegido según el Reglamento de Organización de Consejo de Residentes de la Administración de Vivienda Pública, que sirve de enlace entre la Administración y los residentes, en el desarrollo de actividades sociales, recreativas y educativas y en la atención de los problemas comunales e individuales de éstos.

18. Oficial Examinador – Persona seleccionada, de acuerdo a lo establecido en este Reglamento, para presidir la Vista Administrativa y rendir informe de la misma.

19. Orden o Resolución – Cualquier decisión o acción de aplicación particular que adjudique derechos, penalidades o sanciones administrativa a una parte.

20. Reclamación – Acción incoada por un residente miembro de la composición familiar con relación a la acción de la Administración de Vivienda Pública por sí o a través de un Agente Administrador respecto a sus obligaciones contractuales.

21. Residente – Cualquier miembro de una composición familiar que aparezca como tal en el Contrato de Arrendamiento de la Administración de Vivienda Pública y resida en la vivienda.

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DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACION DE VIVIENDA PUBLICA

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACION DE VIVIENDA PÚBLICA

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REGLAMENTO PARA LA SELECCION, ADMISION Y OCUPACION CONTINUADA EN LOS RESIDENCIALES PUBLICOS

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ARTICULO I – BASE LEGAL

Este Reglamento está en armonía con las disposiciones promulgadas en el Manual "The Public Housing Occupancy Handbook" 7465.1, Rev. 2, bajo "The Housing and Community Development Amendments" de 1981 y "The Housing and Urban Recovery Act de 1983" del Departamento Federal de Vivienda y Desarrollo Urbano. Además cumple con el Título VI de la Ley de Derechos Civiles de 1964, el Título VIII y la Sección 3 de los Derechos Civiles de 1968, según enmendadas por la Ley de Desarrollo Comunitario de 1974; la Orden Ejecutiva 11063, Sección 504 de la Ley de Rehabilitación de 1973 y la Ley de Discriminación por Edad de 1975.

Se emite además, en virtud de la Ley 97 del 10 de junio de 1972, según enmendada, conocida como Ley Orgánica del Departamento de la Vivienda; el Artículo 8 de la Ley 126 del 6 de mayo de 1938 y la Ley 66 del 17 de agosto de 1989, que crea la Administración de Vivienda Pública de Puerto Rico y "Quality Housing and Work Responsibility Act" de 1989 y el "24 Code of Federal Regulations", et seg.

ARTICULO II – PROPÓSITO

Este Reglamento incluye las normas que rigen la selección, admisión y ocupación continuada en los Residenciales Públicos con miras a establecer una política efectiva que se adapte mejor a las necesidades tanto de la clientela, como de la Administración de Vivienda Pública. Establece los programas que aplicarán a los solicitantes y residentes del Programa de Vivienda Pública.

La Administración de Vivienda Pública no discriminará por razones de raza, color, sexo, religión, "status" familiar, impedimento y origen, al arrendar una vivienda ajustada a las necesidades de la familia solicitante.

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ARTICULO III – DEFINICIONES

Para propósitos de este Reglamento los términos que se indican a continuación significarán:

1. ***Acomodo Razonable***

   Un cambio, modificación, alteración o enmiendas a políticas públicas, procedimientos, prácticas, programas, facilidades o unidades, que provean a personas con impedimentos la oportunidad de participar o beneficiarse de programas, servicios y actividades ofrecidas por al Administración de Vivienda Pública, siempre y cuando el costo sea razonable y no resulte en una alteración fundamental a sus programas.

2. *Acompañantes*

   a. Persona autorizada temporeramente a residir en la unidad junto a un miembro de la composición familiar que sea envejeciente, incapacitado o impedido.

   b. Se considerará a una persona como acompañante únicamente si se determina que ésta es esencial para el cuido y bienestar del miembro de la composición familiar. No está obligado a mantener económicamente al miembro que cuida. No vivirá en la vivienda excepto para proveer los servicios de cuidado.

   c. Un acompañante no será parte de la composición familiar del contrato y no se convertirá en remanente del contratante para propósitos de ocupación continuada. Los ingresos del acompañante no serán incluidos en la determinación del ingreso familiar.

3. *Actividad Criminal*

   Ningún miembro del grupo familiar que solicita la solicitud de vivienda puede tener un historial criminal reciente, conforme a los términos especificados en este Reglamento, que envuelva a personas o propiedad u otras actividades criminales que pudiesen afectar la salud, seguridad y bienestar de otros residentes o personal de la Administración de Vivienda Pública.

4. *[illegible]*

   Administración de Vivienda Pública, organismo creado mediante la Ley 66 del 17 de agosto de 1989 y adscrito al Departamento de la Vivienda.

5. ***Administrador de Proyecto***

   Empleado a cargo de la administración de un Residencial Público.

6. ***Administrador de Vivienda Pública***

   Funcionario Ejecutivo de más alto nivel de la Administración, que tiene la responsabilidad de organizar, dirigir y ejercer todas las funciones de la Administración.

7. ***Agente Administrador***

   Entidad contratada por la Administración de Vivienda Pública para administrar y proveer mantenimiento a los Residenciales Públicos.

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8. ***Admisión***

Aceptación de un solicitante para ocupar una vivienda en un Residencial Público, mediante el proceso de asignación de vivienda.

9. ***Arrendador***

La Administración de Vivienda Pública actuando por sí o representada por el Agente Administrador.

10. ***Arrendatario***

Miembro o miembros del grupo familiar que firman el Contrato de Arrendamiento.

11. ***Ausencia Temporera***

Término del tiempo en que un miembro del grupo familiar, incluido en el Contrato de Arrendamiento, se ausente de la vivienda con previa autorización de la Arrendadora y debidamente evidenciada dicha ausencia la cual no excederá de noventa (90) días consecutivos en un período de doce (12) meses, excepto en los casos de estudiantes, miembros de las Fuerzas Armadas, persona bajo tratamiento médico u otras condiciones especiales debidamente verificadas.

12. ***Auto Administrado***

La Administración de una o más propiedades por la Corporación de Residentes bajo un contrato con la Administración de Vivienda Pública para realizar actividades administrativas.

13. ***Composición Familiar***

Una persona o grupo de personas que se encuentran bajo el mismo Contrato de Arrendamiento.

14. ***Contrato de Arrendamiento***

Documento legal donde se establecen las obligaciones contractuales entre el Arrendatario y la Administración de Vivienda Pública.

15. ***Corporación de Residentes***

Entidad que la Administración de Vivienda Pública reconoce y autoriza para administrar y dar mantenimiento a un Residencial Público y proveer los servicios necesarios dirigidos a mejorar la calidad de vida de los residentes.

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16. Crédito por Utilidades

Cantidad de dinero razonable según el número de cuartos dormitorios de la unidad, que se descuenta a la renta bruta por los servicios de agua y energía eléctrica, el que aplique, en el proyecto.

17. Custodia de Menores

a. Para efectos de una Solicitud de Vivienda Pública o un Contrato de Arrendamiento se considerará para formar parte de la composición familiar a aquel menor o menores que vivan la mayor parte del tiempo con el contratante o el solicitante y que al jefe o algún miembro adulto de la familia se le haya otorgado la patria potestad o custodia legal.

b. Si el menor no reside con el solicitante, pero hay evidencia certificada por el Departamento de la Familia o algún Tribunal de Justicia competente, de que si a éste se le asigna una vivienda pública a residir con el, se le tomará en consideración como parte de la composición familiar.

c. El menor no se considerará en más de un caso, para calificar a un solicitante como familia.

d. Si se determina que el menor formará parte de la composición familiar, se le aplicarán las mismas reglas en la determinación de ingresos, renta y deducciones que aplican.

18. Dependiente

Cualquier miembro de la familia menor de 18 años de edad, según las leyes vigentes, impedido, incapacitado o estudiante regular, independientemente de su edad. Se excluye al jefe, cónyuge e hijos de crianza bajo el Programa de Hogares de Crianza.

19. Emancipación Legal

Acto Legal en que una persona menor de edad se convierte en mayor de edad por concesión de los padres, según el procedimiento dispuesto en Ley, por orden de un Tribunal de Justicia o por matrimonio.

20. Enterprise Income Verification (EIV)

Es una herramienta de verificación directa de los ingresos, antes o durante el proceso de reexamen anual, a través de una fuente independiente que sistemática y uniformemente mantiene la información sobre ingresos de forma computadorizada.

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21. Escala de Límite Máximo de Ingreso Bruto Familiar

Tabla que refleja los límites máximos de ingreso bruto familiar para determinar elegibilidad para admisión, los cuales son revisados y publicados anualmente por el Departamento Federal de Vivienda y Desarrollo Urbano.

22. Estudiante Extranjero No Inmigrante

Es la persona que tiene residencia (domicilio) en un país extranjero y que no tiene la intención de abandonarla, pero que a la misma vez es un estudiante bonafide debidamente cualificado para proseguir un programa completo de estudios y que por tal motivo, ha sido admitido a ingresar temporeramente a los Estados Unidos de América con el sólo propósito de estudiar en una institución de enseñanza o lugar reconocido de estudio previamente seleccionado por el estudiante y aprobado por el Procurador General, después de consultar con el Departamento de Educación de los Estados Unidos de América. Dicha institución o lugar de estudio se comprometerá a informar periódicamente al Procurador General cuando concluirán los estudios del estudiante no inmigrante y si dejase en el envío de los informes requeridos, será cancelada su autorización para residir en los Estados Unidos de América. Bajo las mismas condiciones serán autorizados a residir en los Estados Unidos de América, el cónyuge y los hijos menores de edad que acompañen al estudiante extranjero no inmigrante.

23. Estudiante Regular

Persona que tiene un programa de estudios considerado a tiempo completo para estudiantes bajo las normas y prácticas de la institución educacional a la cual asiste. Una institución educacional incluye escuelas vocacionales que ofrezca un diploma o programa certificado, como también una institución que ofrezca un grado de Colegio.

23. *Evidencia de Ciudadanía*

Todo miembro de la composición familiar, irrespectivamente de su edad, deberá presentar la evidencia de estado de su ciudadanía.

a. Ciudadano: Un solicitante que es ciudadano debe firmar una declaración de ciudadanía americana. La Administración de Vivienda Pública de Puerto Rico requerirá para verificar la declaración de ciudadanía presentar el

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pasaporte americano, tarjeta de extranjero residente, tarjeta de registro, tarjeta de Seguro Social u otra documentación apropiada.

b. Envejecientes no ciudadanos: Solicitantes que tienen sesenta y dos (62) o más años que no sean ciudadanos deben firmar una declaración de estado de elegibilidad de inmigración y presentar documentos de prueba de edad.

c. Solicitantes que no son envejecientes ni ciudadanos: Otros solicitantes que no son ciudadanos deben firmar una declaración de estado de elegibilidad de inmigración, una forma de consentimiento de verificación firmada (se anexará) y una forma de Servicio de Inmigración de Naturalización de los Estados Unidos de América para establecer su elegibilidad para la Administración de Vivienda Pública.

24. Familia

a. Grupo de dos o más personas relacionadas por sangre, matrimonio legal o consensual, por adopción o por ser hijos de crianza que convivan regularmente en la misma vivienda. Además, se considerarán parte de la familia otros miembros que estén ausentes temporeramente cuyo ingresos o recursos (si los hubiera) estén disponibles para sufragar los gastos del grupo familiar.

b. Familia de anciano tal como se define en esta sección.

Persona sola:

a. Una persona sola será considerada para admisión a vivienda de conformidad con la Reglamentación del Departamento Federal de Vivienda y Desarrollo Urbano (HUD) en las siguientes situaciones:

   a. Persona sola mayor de sesenta y dos (62) o más.

   b. Persona sola desplazada de su vivienda por acción del Gobierno.

   c. Persona cerca de la edad de envejecimiento (Cincuenta (50) años, pero menos de sesenta y dos (62) años).

   d. Persona sola deambulante.

   e. Persona sola con incapacidad.

   f. Personas solteras.

   g. Remanente de familia, tal como se define en esta sección.

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25. Familia a la cual el Casero le Exige Desocupar

Familia que está siendo obligada a desocupar una vivienda sin que haya mediado una demanda de desahucio por las siguientes razones:

a. La acción del casero está fuera del alcance del solicitante para controlar o prevenir.

b. La acción ocurre a pesar de que el solicitante ha cumplido con las condiciones previas de ocupación.

c. La acción responde a otras causas que no sean el aumento en la renta.

26. Familia de Anciano o Impedido

a. Familia cuyo jefe o cónyuge, o cuyo único miembro tenga sesenta y dos (62) años o más de edad.

b. Familia cuyo jefe o cónyuge o cuyo único miembro esté impedido (independientemente de la edad que tenga) tal como se define en esta sección.

c. Dos (2) o más personas que vivan juntas en la misma vivienda y tengan sesenta y dos (62) años o más de edad.

d. Dos (2) o más personas impedidas (independientemente de la edad que tengan) que vivan juntas en la misma vivienda.

e. Una (1) o más personas que tengan sesenta y dos (62) años o más de edad, o sean impedidas y vivan bajo el mismo techo con un acompañante.

27. Familia cerca de los sesenta y dos (62) años

Familia cuyo jefe, esposo(a) o miembro solo, es al menos de cincuenta (50) años, pero menor de sesenta y dos (62); o dos (2) o más personas que sean al menos de cincuenta (50) años, pero menor de sesenta y dos (62), compartiendo una vivienda; o una (1) o más personas que son al menos de cincuenta (50) años, pero menores de sesenta y dos (62) compartiendo una vivienda con una (1) o más ama de llaves.

28. Familia Deambulante

Familia que se alberga temporeramente en lugares no considerados como vivienda y que estén expuestos a las inclemencias del tiempo.

29. Familia Desahuciada

Aquella familia que mediante acción judicial solicitada por alguna empresa privada o individuo, ha recibido sentencia de un Tribunal de Justicia que le obliga a abandonar

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o desalojar su residencia y que dicho requerimiento o acción ha sido causado, entre otras, por las siguientes razones:

a. El ingreso de la familia se ha reducido considerablemente y no puede pagar la renta.

b. La renta ha sido aumentada sobre la capacidad razonable de la familia para pagar.

c. El dueño de la casa va a demoler o mejorar la vivienda o la necesita para su propio uso residencial. No se considerará bajo esta categoría a aquellas familias cuyo desahucio se deba a la falta de pago voluntario o al incumplimiento de otras obligaciones normales como residente.

30. Familia Desplazada

Familia o persona que esta siendo obligada a desocupar la vivienda por una acción del Gobierno. También incluye a las familias víctimas de desastre.

31. Familia de Incapacitado

a. Jefe o cónyuge (a) o miembro solo que es incapacitado.

b. Dos (2) o más personas con incapacidad viviendo juntas.

c. Una (1) o más personas con incapacidad viviendo juntas con uno (1) o más ascendientes.

d. En cualquier caso una de las personas con incapacidad tiene que ser el jefe o cónyuge.

32. Familias con Ingresos Extremadamente Bajos

Familia cuyo ingreso anual no excede el 30% del ingreso promedio de los límites máximos de ingreso familiar para admisión, aprobados por el Departamento de Vivienda y Desarrollo Urbano (HUD).

33. Familia Residente

Grupo familiar que ocupa una vivienda en un residencial cuyos miembros figuran en el Contrato de Arrendamiento.

34. Familia Trabajadora

Familia cuyo jefe, cónyuge o cuyo único miembro está empleado.

35. Familia Víctima de Desastre

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Familia cuya vivienda resulta muy averiada o destruida como resultado de un desastre declarado o reconocido formalmente de conformidad con las leyes federales de ayuda para desastre, o familia cuya vivienda haya resultado inhabitable o destruida por un huracán, terremoto, marejada, incendio, explosiones, inundaciones y otros.

36. Fraude

Ofrecer información falsa o incorrecta a sabiendas con el propósito de defraudar.

37. Gastos para Asistencia al Impedido (Disability Assistance Expense)

Gastos por el cuido o compra de equipo necesario para que cualquier miembro del grupo familiar incluyendo al impedido pueda trabajar.

38. Gastos Legales

Cantidad a cobrarse a aquellas familias que por negligencia haya que recurrir a los tribunales por alguna violación a los procedimientos, obligaciones contractuales o la reglamentación establecida.

39. Gastos Médicos

Gastos médicos incluyendo seguro médico que se anticipa durante el período que el ingreso anual es calculado y que no es cubierto por un seguro médico.

40. Hijo de Crianza

Niño(a) que crece bajo la custodia legal del Departamento de la Familia, quien es ubicado con una familia concurrente de la Administración de Vivienda Pública mediante un contrato. Como parte de este contrato la familia tiene derecho a una subvención económica la cual no se tomará en consideración para determinar la renta.

41. HUD

Departamento Federal de Vivienda y Desarrollo Urbano.

42. Huésped

Persona o personas no incluidas en el Contrato de Arrendamiento que se alojan temporeramente en una vivienda de un Residencial Público por un período de tiempo que no excederá de tres (3) meses, con previa autorización de la AVP.

43. Ingreso

Toda entrada monetaria o activo de cada miembro de la composición familiar determinada según los criterios de HUD.

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44. Ingreso Anual

Ingreso total que se anticipa por el jefe de familia, cónyuge o por algún miembro del grupo familiar mayor de edad (inclusive si está ausente), por el período siguiente a los doce (12) meses de su fecha de admisión o reexamen regular. (CFR 24-5.609)

45. Ingreso Bruto Familiar

Es el ingreso total familiar, según se especifica en este Reglamento.

46. Ingreso Neto Familiar

Es el ingreso bruto familiar menos el total de deducciones que apliquen conforme a lo establecido en este Reglamento.

47. Jefe de Familia

Miembro mayor de edad de la composición familiar responsable del cumplimiento de las cláusulas establecidas en el Contrato de Arrendamiento.

48. Junta de Residentes

Es un grupo representativo de la comunidad, elegido según el Reglamento de Organización de Consejo de Residentes de la Administración de Vivienda Pública y que sirve de enlace entre la Administración y los residentes, en el desarrollo de actividades sociales, recreativas y educativas, así como en la atención de los problemas comunales e individuales de éstos.

49. Ocupación Continuada

Período que cubre desde la fecha en que la familia es admitida al Programa de Vivienda Pública hasta el momento en que todos sus miembros dejan de ser Residentes de Vivienda Pública.

50. Oficial Examinador

Persona seleccionada de acuerdo a lo establecido en este Reglamento para presidir la Vista Administrativa y rendir un informe de la misma.

51. Pago de Renta

Renta a pagar por el alquiler de una vivienda de la Administración de Vivienda Pública.

52. Persona con Impedimento

Una persona con limitaciones físicas o mentales que sustancialmente lo limitan en una o más actividades cotidianas. Por ejemplo: Caminar, ver, oír.

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53. Persona Incapacitada

Se considerará incapacitado a las siguientes personas según la Ley de Seguro Social (42U.S.C. 416(I) (1); 1382c):

a. Persona con inhabilidad para desempeñar una actividad remunerativa sustancial debido a una condición física o mental médicamente determinable, que podría resultar en muerte o que haya durado o se espera que dure por un período continuo no menor de doce (12) meses.

b. No se considerará incapacitado a un individuo cuya limitación consista en su adicción a las drogas o el alcohol.

c. Personas ciegas, entiéndase, cuya visión sea de 20/200 o menos, en el ojo con mejor visión, con el uso de lente correctivo o como toda otra definición de ceguera contenida en la sección 1614(i) de la Ley de Seguro Social.

d. Personas que hayan estado empleadas en el pasado, que tengan sesenta y cinco (65) años o más y sean ciegas (según se define ciego en la sección anterior) y por razón de su ceguera no sean hábiles para desempeñar un trabajo sustancial lucrativo que requiera las destrezas y habilidades comparables con las que se requerían para los trabajos lucrativos en los que estuvo previamente envuelto con alguna regularidad y por un período sustancial.

e. Se considerará a una persona incapacitada con el Síndrome de Inmunodeficiencia Adquirida (SIDA), médicamente certificado.

54. Persona Mayor de Edad

Miembro del grupo familiar que ha cumplido la mayoría de edad establecida por la Ley o está emancipado legalmente.

55. Persona Menor de Edad

Miembro del grupo familiar que no ha cumplido la mayoría de edad establecida por la Ley ni está emancipado legalmente.

56. Persona Sola

Persona que vive sola o intenta vivir sola y no califica como familia de anciano, desplazado, deambulante, incapacitada o remanente de familia.

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57. Programa de Integridad

Va dirigido a reducir el Fraude en la determinación de elegibilidad, admisión y en la determinación de ingreso y renta en la ocupación continuada. Además, implementar un sistema de trabajo uniforme.

58. Programa de Servicios Comunitarios y Auto Suficiencia Económica

Programa para fomentar, asistir, entrenar y facilitar la independencia económica de los residentes.

59. Reexamen Especial

Revisión que se realiza fuera de la fecha de efectividad del examen regular cuando ocurre un cambio en el ingreso, composición familiar, exclusión de aumento en el ingreso, deducciones y cambio de utilidades.

60. Reexamen Regular

Revisión que se efectúa una vez al año para determinar elegibilidad, ingreso y renta de la familia, así como el tamaño apropiado de la vivienda.

61. ***Reglamento para establecer las Normas y el Procedimiento del Programa de Servicios Comunitarios y Autosuficiencia Económica en la Administración de Vivienda Pública***

Política Pública que establecerá las normas y procedimientos para desarrollar y establecer el Programa de Servicios Comunitarios y Autosuficiencia Económica

62. ***Reglamento para la Atención de Quejas de Arrendatarios en los Residenciales Públicos***

Establece las reglas y procedimientos administrativos en los Residenciales Públicos que garanticen una solución efectiva de los asuntos sometidos tanto por el solicitante como por los residentes relacionados con los derechos y deberes establecidos en la Reglamentación vigente.

63. ***Reglamento para la Cancelación de Contrato de Arrendamiento en los Residenciales Públicos***

Establece las reglas y procedimientos administrativos en los Residenciales Públicos que garanticen los derechos a un procedimiento para la cancelación del Contrato sin que se menoscaben los derechos de los residentes relacionados con su vivienda.

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64. Remanente de Familia

Miembro o miembros del grupo familiar incluidos en el Contrato de Arrendamiento que permanecen en la vivienda cuando el jefe de familia muere, abandona o cede el derecho de la vivienda.

65. Renta Bruta

Es la renta determinada antes de aplicar el crédito por utilidades, conforme al sistema de renta en vigor.

66. Renta Contractual Mensual

La renta bruta menos el crédito por utilidades.

67. Renta Fija

La renta fija ("flat") está basada en las rentas de mercado privado; se establece utilizando las unidades comparables en alquileres privados.

68. Renta Basada en el Ingreso

Renta basada en el ingreso de la familia y en las Políticas de Renta establecidas.

69. Renta Mínima

Renta mínima establecida por la Administración de Vivienda Pública.

70. Residencial Público

Unidades de vivienda administradas por la Administración de Vivienda Pública por sí o a través de los Agentes Administradores, Proyectos Auto Administrados o Agentes Administradores Municipales, con el propósito de alquilarse a familias o personas de escasos recursos económicos.

71. Residente

Un miembro de una composición familiar que aparezca como tal en el Contrato de Arrendamiento de la Administración de Vivienda Pública.

72. Servicio Comunitario

Es la ejecución de un trabajo voluntario que beneficia al público mejorando la calidad de vida a la vez que le proporciona al residente que lo ejecuta, un sentido de auto suficiencia económica y de responsabilidad con su comunidad. El servicio comunitario no es considerado como empleo y no debe incluir actividad política.

73. Solicitante

Persona que radica una solicitud para admisión del Programa de Vivienda.

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74. Solicitud para Admisión de Vivienda

Formulario que llena el solicitante en conjunto con todos los documentos que requiere la Administración de Vivienda Pública para ser admitido a un Residencial Público.

75. Tutor

Persona a cargo de un incapacitado o envejeciente. Para el menor el tutor tiene que ser el padre o madre biológico o custodio designado por el Tribunal o Departamento de la Familia, según lo dispone el Código Civil de Puerto Rico.

76. Veterano

Persona licenciada de las Fuerzas Armadas de los Estados Unidos.

77. Violence Against Women Act (VAWA)

Ley Federal de Reautorización y Violencia Contra la Mujer. (Public Law 109-162; 42 USCA 1437)

78. Vivienda Inadecuada

Vivienda que no reúne las normas mínimas prescritas de vivienda adecuada, según las condiciones establecidas por la Administración de Vivienda Pública.

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ARTICULO IV – INTRODUCCIÓN

El Departamento de Desarrollo Urbano de Vivienda Federal (HUD) provee un subsidio financiero para aquellas propiedades o proyectos donde usted desea vivir o actualmente es residente. Estos proyectos están designados para servirles a familias de bajos ingresos y este subsidio ayuda a las familias a pagar una renta razonable.

Misión de la Administración de Vivienda Pública

La misión de la Administración de Vivienda Pública, en adelante AVP, es proveer una unidad de vivienda segura, limpia, decente y libre de drogas para aquellas familias elegibles y prever oportunidades económicas a todos nuestros residentes.

Para lograr esta misión la AVP:

- Reconocerá el residente como el mejor cliente.
- Mejorará la administración y servicios ofrecidos para un manejo más efectivo de la agencia y sus proyectos.
- Buscará alianza con los residentes, comunidades, agencias de gobierno, entre otras, para lograr resolver y mejorar las particularidades de cada residente.

- Implementar recursos efectivos y eficientes para el manejo y operación del programa de vivienda pública.

Propósito del Reglamento

El propósito del Reglamento de Selección, Admisión y Ocupación Continuada en los Residenciales Públicos es establecer las guías para los empleados de la AVP o representantes en determinar la elegibilidad para la admisión y la ocupación continuada en vivienda pública. Las guías básicas de esta política pública estarán reguladas por HUD, y atenderán a las leyes estatales y federales. **Las políticas y procedimientos en este reglamento serán esbozados a continuación para todo solicitante y residente, no sin antes aclarar que cambios en las regulaciones o leyes federales aplicables invalidarán cualquier conflicto con este reglamento.**

Responsabilidades de la AVP

1. Informar a los familiares elegibles sobre la disponibilidad y asistencia que brinda el programa de vivienda pública.
2. Recibir y aceptar solicitudes de familias interesadas y determinar su elegibilidad para recibir asistencia.
3. Inspeccionar las unidades de vivienda para determinar el cumplimiento con el "Uniform Physical Conditions Standards (UPCS)".
4. Ejecutar el Contrato de Arrendamiento.
5. Cobrar mensualmente la renta a los residentes.
6. Realizar reexámenes anuales y reexámenes especiales ("interims") de ingresos, composición familiar y determinación de renta.
7. Mantener un programa de trabajo dirigido hacia el mantenimiento continuo y modernización de nuestros proyectos.
8. Desarrollar el Plan Anual de Cinco Años de la agencia.
9. Certificar el "Public Housing Assessment SubSystem".

Declaración de No Discriminación

Cumplimiento con leyes Federales y Estatales:

Es política de la Administración de Vivienda Pública cumplir con toda ley Federal y Estatal que protege los derechos de los solicitantes, residentes y empleados.

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Derechos Civiles e Igualdad de Oportunidad en la Vivienda:

La AVP no discrimina por raza, color, sexo, orientación sexual, religión, edad, impedimento físico o mental, inhabilidad, nación de origen, etnicidad, estado familiar o marital, en el Contrato de Arrendamiento, venta o traslados de apartamentos, edificios y otras facilidades relacionadas.

La AVP no puede:

1. Negar la oportunidad de cualquier ciudadano a radicar una solicitud para vivienda pública o denegar la oportunidad a un solicitante elegible a contratar bajo nuestro programa.
2. Proveer vivienda distinta a la que se le provee a otros, según permitido por ley y de acuerdo a la política pública.
3. Someter/obligar a alguna persona a la segregación o trato desigual.
4. Restringir a alguna persona los beneficios que otros disfruten bajo el Programa de Vivienda Pública.
5. Atender a una persona diferente en la determinación de elegibilidad y otros requerimientos para admisión.
6. Denegar a una persona el acceso a los mismos niveles de servicios disponibles para otros individuos en situaciones similares.
7. Denegar a una persona la oportunidad de participar en la planificación o grupo concejal que es parte integral del Programa de Vivienda Pública.

Admisión Justa:

La AVP no deberá automáticamente denegar la admisión de un grupo en particular o de otra manera, categoría de solicitantes elegibles. (Ejemplo: jefe de familia con niños nacidos fuera del matrimonio, jefes de familia cuando uno de los dos es estudiante).

Todo solicitante de un grupo particular o categoría se atenderá de manera individual según el proceso rutinario.

- La AVP no puede negarse a realizar un Acomodo Razonable en reglas, políticas o servicios, cuando tal acomodo puede ser necesario para ofrecerle a una persona con impedimento físico o

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mental la oportunidad de utilizar y disfrutar una unidad de vivienda incluyendo las áreas comunes del proyecto.

- La AVP deberá realizar modificaciones a los predios existentes (oficinas y proyectos), cuando una persona impedida o inhabilitada así lo solicite, si la modificación es razonable y necesaria para lograr la igualdad de uso y disfrute de los predios.
- Un acomodo o una modificación de estructura no es razonable cuando impone una carga administrativa y financiera inmoderada, o fundamentalmente altera la naturaleza del programa de vivienda pública. La responsabilidad de demostrar si el acomodo es irrazonable, recae sobre la AVP.

Las peticiones, querellas, sugerencias para acomodo razonable utilizando los documentos establecidos, pueden ser radicadas en las siguientes oficinas de la Administración de Vivienda Pública.

El Área Selección y Ocupación de Residentes, la Oficina del Procurador del Residente, la Oficina del Procurador del Residente con Impedimentos y en la Oficina de Administración del proyecto. De igual manera, podrán realizar la petición por el número de TDD o TTY. En adición, habrá empleados que verificarán las peticiones para acomodo razonable, pero la AVP nombra a un Coordinador para el Acomodo Razonable que estos podrán contactar como recurso externo o de apoyo.

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ARTICULO V – CONDICIONES QUE RIGEN LA ELEGIBILIDAD PARA ADMISIÓN

Serán elegibles para admisión a los Residenciales Públicos administrados por la Administración de Vivienda Pública, aquellos solicitantes que al ser evaluados reúnan los siguientes requisitos:

1. Que reúna los requisitos de ciudadanía.
2. Que cualifiquen como una familia según se define en este Reglamento.
3. Que cualifiquen como una familia de ingresos bien bajos según se define en este Reglamento. Esto incluye familias y personas solas con o sin ingresos.
4. Que cualifiquen como persona sola, según se define en el Reglamento.

5. Que cualifiquen como una familia de acuerdo a los criterios establecidos por actividad criminal, droga y abuso de alcohol.
6. Todo miembro de la familia debe presentar la identificación de la tarjeta de Seguro Social independientemente de su edad.

ARTICULO VI – CRITERIOS Y PRIORIDADES EN LA SELECCIÓN DE FAMILIA

A. Al seleccionar las familias elegibles para un residencial en ocupación inicial o para reocupar viviendas vacantes, se considerarán los siguientes criterios:

1. Que el solicitante o algún miembro de la composición familiar sea dueño de una estructura de vivienda. Se evaluará cada caso según la condición física de la vivienda.
2. Que en la selección de familias se tomen en consideración la fecha y hora de radicación de la solicitud, el tamaño de la vivienda, la renta asignada, la necesidad de vivienda y prioridad en la lista de espera disponible, según los criterios en el Inciso B, de este Artículo.
3. La Administración de Vivienda Pública establece la política pública para la desconcentración de la pobreza y la combinación de ingresos (Deconcentration and Income Mixing) al incluir familias de ingresos más altos en los residenciales públicos donde el ingreso promedio es más bajo; y familias con ingresos más bajos en proyectos donde el ingreso promedio es más alto. Esto siempre y cuando contemos con familias de ingresos más altos en nuestras listas de espera.
   - Dos veces al año la Administración de Vivienda Pública analizará los niveles de ingresos de las familias que viven en cada proyecto, y de las familias en las listas de espera. Este análisis se utilizará para determinar los niveles de ingresos promedio, las estrategias y los incentivos a ser implementados.
4. La Administración de Vivienda Pública establece el acomodo razonable en vivienda a los solicitantes con incapacidad. El Oficial o empleado de la Administración de Vivienda Pública se referirá al Reglamento y Política Pública para el Acomodo Razonable donde se establece el procedimiento a seguir.

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B. Requisitos de Ingresos:

El ingreso anticipado de la familia para los próximos doce (12) meses debe de ser en o por debajo de los límites de ingresos establecidos por HUD para el Municipio en el cual la familia desea residir.

1. Hasta el 25% de la familia que se le ofrezca asistencia podría tener ingresos que estuviesen en el límite de ingresos bajo (low-income) (establecido al 80% del ingreso de la media en el área) y el límite de ingreso bien bajo (establecido al 50% de la media). Si el solicitante ocupa una unidad en un proyecto que esta disponible para ocupar antes del 1ro de octubre de 1981. Después del 1ro de octubre de 1981, se utilizará el 15%. La Administración de Vivienda Pública de Puerto Rico determinará si el ingreso de la familia está dentro del límite de ingresos que apliquen a las unidades disponibles.
2. Todas las demás familias para admisión deben de tener ingresos por debajo del límite de ingreso bien bajo establecido al 50% del ingreso de la media para el área en la cual el solicitante aplica para una unidad.
3. Ingresos extremadamente bajos.
4. Una familia cuyos ingresos anuales no excedan el 30% del ingreso de la mediana para el área en la cual el solicitante aplica para una unidad.

Siguiendo los criterios antes mencionados, se dará la oportunidad de vivienda a las familias a base de las siguientes preferencias:

PREFERENCIAS

1. Desplazados:
   a. Víctimas de desastres – familias cuya vivienda resulta muy averiada o destruida como resultado de un desastre declarado o reconocido formalmente de conformidad con las leyes federales de ayuda para desastres, o familia cuya vivienda haya resultado inhabitable o destruida por un huracán, terremoto, marejadas, incendio, explosiones, inundaciones y otros.

      Verificación:

      1. Reporte del Departamento de Bomberos.

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2. Documento del dueño de la casa que certifique que la familia es residente de la vivienda afectada o contrato de alquiler.
3. Certificación de la Agencia Autorizada por el Estado a trabajar con desastres.

b. Desahucio – aquella familia que mediante acción judicial ha recibido sentencia de un Tribunal de Justicia que le obliga abandonar o desalojar su residencia y que dicho requerimiento o acción ha sido causado entre otras por las siguientes razones:

1. El ingreso de la familia se ha reducido considerablemente y no puede pagar la renta.
2. La renta ha sido aumentada sobre la [illegible]idad razonable de la familia para pagar.
3. El dueño de la casa va a desahuciar para mejorar la vivienda para su propio uso residencial. No se considerará bajo esta categoría aquellos cuyo desahucio se deba a la falta de pago voluntario o al incumplimiento de otras obligaciones normales como residentes.

Verificación: Sentencia del Tribunal de Justicia.

c. Acción Gubernamental – familias desplazadas por acción gubernamental; 24 CFR 200.211 (b)(1) familia o persona que se haya visto obligada a desocupar la vivienda por acción del gobierno.

Verificación: Documento emitido por la Agencia de Gobierno que ordena el desahucio.

2. Violencia Doméstica o Amenaza – patrón de conducta constante de empleo de violencia psicológica o física, intimidación, persecución contra el solicitante o cónyuge o uno o más miembros del grupo familiar o por un no-miembro del núcleo familiar residiendo en la vivienda.

Verificación:

1. Certificación de la Policía Estatal.
2. Departamento de la Familia.
3. Orden de Protección.
4. Certificación de Institución Religiosa.

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5. Certificación de Agencia Pública o Privada que provee refugio para las víctimas de violencia doméstica.
6. Certificado Médico.

b. Protección a Testigos – re-localización es requerida por el Departamento de Justicia o Agencias de Seguridad Pública porque un miembro de la composición familiar proveyó información, es testigo de actividades criminales. La Agencia recomienda la re-localización de la familia para evitar riesgos a la familia.

Verificación – Evidencia del Departamento de Justicia o Agencia de Seguridad Pública recomendando la re-localización de la familia.

3. Familia de Anciano e Incapacitado – Familia cuyo jefe o cónyuge o único miembro es de sesenta y dos (62) años o más incapacitado. Los Residenciales designados por HUD como égidas deben ser ocupados exclusivamente por personas de 62 años o más.

Verificación:

i. Certificado de Nacimiento.

ii. Certificación de Incapacidad de un Profesional de la Salud.

Veteranos – Familias de veteranos incapacitados relacionados con el servicio militar, familias de veteranos muertos quienes su muerte esta relacionada con el servicio militar y otras familias de veterano certificadas por la Administración de Veteranos.

Verificación: Certificación de la Administración de Veteranos.

ARTICULO VII – TRÀMITE DE LA SOLICITUD PARA ADMISIÓN DE VIVIENDA

A. Cuando las Solicitudes son Recibidas:

a. Las solicitudes son aceptadas por un término de veinticuatro (24) meses. Después este período de tiempo, la AVP cerrará la lista de espera temporeramente, mientras todas las solicitudes son evaluadas y actualizadas.

b. Las solicitudes serán mantenidas abiertas para una municipalidad específica, tamaño o tipo de unidad.

B. Radicación de la Solicitud:

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a. Cada familia solicitante deberá proveer la información y documentos requeridos para la radicación de solicitud de vivienda a la Administración de Vivienda Pública:

   a. Certificado de Nacimiento original y copia de todos los miembros de la familia.

   b. Certificado de Matrimonio en original y copia en aquellos casos en donde haya que comprobar emancipación legal.

   c. Presentar las tarjetas de Seguro Social en original y copia de todos los miembros de la familia.

   d. Certificado de Antecedentes Penales – El certificado no debe haber sido emitido con más de tres meses de fecha de la radicación de la solicitud. De tener antecedentes penales se requerirá el Certificado de Cumplimiento de Sentencia que se aceptará evidencia de tramitación (Talonario).

   e. Sentencia de Divorcio original y copia.

   f. Fotografía familiar – (Todos los miembros de la familia en una sola foto).

   g. Tarjeta de Inmigración de residente, pasaporte americano, tarjeta de Seguro Social.

   h. Una (1) referencia de crédito (carta).

   i. Dos (2) cartas de referencias personales.

   j. Evidencia de Ingresos: Patrono, Trabajo Por Cuenta Propia, Ayuda familiar, Pensión Alimentaria, Asistencia Económica, Programa de Asistencia Nutricional, y cualquier otro contemplado en la reglamentación federal aplicable.

   k. De ser el jefe de familia menor de edad no emancipado, se le requerirá un tutor al momento de la radicación, y de estar emancipado la Certificación de Emancipación Legal.

   l. Certificación Departamento del Trabajo (Desempleo) W5, 07 ó 651 A del jefe, cónyuge y mayores de 18 años.

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m. Factura de servicios (agua, luz) o certificación negativa de las Agencias concernientes. (Jefe y Cónyuge).

n. Evidencia del Problema de Vivienda.

o. Recibo de pago de renta de los últimos seis (6) meses cuando viven en una vivienda alquilada.

p. Documentos adicionales requeridos para determinar la preferencia a concederse.

q. Certificación del CRIM del jefe, cónyuge y mayores de 18 años de edad.

r. Declaración Personal.

C. Actualizando la Lista de Espera:

Cada veinticuatro (24) meses la Administración de Vivienda Pública actualizará la lista de espera, por medio del envío de cartas certificadas a solicitantes y removiendo aquellos nombres que no cualifiquen para el programa por cualquier razón.

La Administración de Vivienda Pública no desistirá de recibir solicitudes (cerrará lista de espera) o volverá a aceptar solicitudes (abrirá lista de espera) sin antes hacer un anuncio público, incluyendo publicaciones en designados periódicos locales por un término de tiempo anterior a esta acción.

D. Solicitantes no Interesados:

Cuando un solicitante es removido de la lista de espera porque no respondió en el tiempo límite establecido por la Administración, si luego el solicitante se comunica referente a su interés de ser mantenido en la lista de espera, el solicitante no será reinstalado. Si desea ser considerado para una unidad debe radicar la solicitud nuevamente.

E. Clasificación de la Solicitud y Notificación al Solicitante:

a. Las solicitudes de Vivienda se radicarán exclusivamente en las oficinas establecidas por la Administración de Vivienda Pública para tales propósitos, se sellarán con la fecha y hora de la radicación.

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b. Al momento de radicarse la solicitud, la AVP, clasificará al solicitante como: aparentemente elegible, o inelegible, tomando como base la información y documentación contenida en la solicitud.

c. La documentación para verificar los datos, podrá consistir, entre otros, de lo siguiente:

a. Cartas y declaraciones de los patronos y de otras fuentes pertinentes que ofrezcan información autorizada con relación al ingreso y deducciones.

b. Copia de documentos que posea el solicitante, las cuales ofrezcan validez a sus declaraciones o un resumen breve del contenido de tales documentos fechados y con la fecha recibida por el funcionario de la Administración de Vivienda Pública.

c. Declaraciones escritas de personas que trabajen por su cuenta y de personas cuyos ingresos son irregulares, tales como vendedores, porteadores públicos, mineros y otros similares, indicando cantidades totales de ingreso, gastos detallados, e ingreso bruto.

d. Información sobre datos verificados mediante entrevista personal, por teléfono y otros medios que contengan la fuente de información con el nombre y título de la persona que dio la información y firma de la persona que obtuvo la misma.

Activos: Los activos deben ser verificados a través de terceras personas, cuando esto no sea posible, serán verificados por:

1. Inspección de libretas bancarias de ahorro.
2. Otras fotocopias de documentos en posesión del solicitante que sustente los activos.

f. Documentos requeridos para conceder preferencias en la selección de familia.

g. Evidencia de que el solicitante ha asumido con responsabilidad sus obligaciones económicas especialmente en el pago de la renta. Si de la investigación de crédito se demuestra que el

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solicitante incurrió en falta de pago en un programa de vivienda subsidiada teniendo capacidad de pago y que dicha situación no se debió a causas de gastos extraordinarios por razones de enfermedad o muerte. No se considerará la solicitud excepto que se demuestre que ha pagado en su totalidad o el solicitante debe de someterse a un plan de pago y estar al día con el acuerdo del plan de pago y cumplir con el mismo según lo acordado.

h. Participantes Previos: Si a la familia le fue denegada ayuda por un expediente de fraude o no cumplimiento de los requisitos de Arrendamiento, estos podrían volver considerados nuevamente. Esta determinación está sujeta a una vista Informal si el candidato así lo solicita.

i. Informe sobre la conducta y hábitos del solicitante y su familia en la vivienda que ocupa.

j. Un historial de hábitos y prácticas de conducta del solicitante y su familia.

La solicitud deberá ser firmada por el solicitante, jefe de familia, cónyuge, tutor o miembro de la familia con capacidad legal para hacerlo.

e. Toda información relacionada con la clasificación de un solicitante será documentada y archivada en el expediente del solicitante.

f. Al determinar si un solicitante es elegible, se registrará en una lista de espera según establecido en este Reglamento.

g. Se entregará al solicitante copia de la solicitud la cual contiene la fecha y hora de radicación, clasificación urgencia de vivienda, renta tentativa y tamaño de la vivienda.

   a. Elegibilidad del solicitante como familia según se define en este Reglamento.

   b. Elegibilidad de la familia respecto a los límites máximos de ingreso bruto familiar para admisión.

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c. Certificación de la familia en cuanto a estudiante extranjero no inmigrante, según se define en el Reglamento.

d. Elegibilidad de la familia de acuerdo a los criterios para denegar admisión por actividad criminal, droga y abuso de alcohol.

F. Causas de la Inelegibilidad:

a. Falsa Representación – un solicitante que incurra en falsa representación por cualquier información relacionada a elegibilidad, concesión de preferencia para admisión, ingresos, composición familiar y renta. La Administración de Vivienda Pública determinará su solicitud inelegible.

b. Violación al Contrato de Arrendamiento en un Programa de Vivienda Federal Subsidiada y/o Estatal – Un historial de violación a los términos y condiciones de un Contrato de Arrendamiento en un Programa de Vivienda Federal Subsidiada y/o Estatal del solicitante o miembro de su composición familiar.

a. A partir de la fecha de cancelación de Contrato debe haber transcurrido dieciocho (18) meses.

b. Si no ha transcurrido dicho término se declarará la solicitud inelegible.

c. Si ha transcurrido dicho término se declarará aparentemente elegible.

d. Se le dará consideración a la naturaleza y grado de conducta y a los factores que puedan indicar una probabilidad favorable de mejoramiento futuro de su conducta como entre otros. Evidencia sobre la participación en Programas de Adiestramientos y empleo en la Comunidad.

c. Fraude en un Programa de Vivienda. Jefe de la familia que ha cometido fraude en conexión a un programa de Vivienda Federal subsidiada.

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d. Deuda en un programa de Vivienda Federal Subsidiada y/o Estatal – cualquier miembro del grupo familiar que adeude actualmente una cantidad al Programa de Vivienda Subsidiada Federal y/o Estatal.

   a. El solicitante tendrá la oportunidad de efectuar el saldo de la deuda y presentar evidencia al respecto para ser elegible.

e. El ingreso familiar sobrepasa los límites de ingreso establecidos por HUD.

f. Actividad criminal, droga y abuso de alcohol.

   La Administración de Vivienda Pública realizará una investigación a cada solicitante y a los miembros mayores de dieciocho (18) años o menores convictos como adulto del grupo familiar si tiene historial relacionado con actividades ilegales de drogas, abuso de alcohol, u ofensores sexuales y actividad criminal, con el propósito de denegar admisión al programa de vivienda.

   El empleado designado de la Administración de Vivienda Pública hará referencia del "Screening and Eviction for Drug Abuse and Other Criminal Activity Policy" para el proceso a seguir.

   A. Actividad Criminal por Droga

   1. Ningún miembro del grupo familiar que surge de la solicitud de vivienda, puede tener un historial criminal que envuelva a personas o propiedad u otras actividades criminales que pudiesen afectar la salud, seguridad y bienestar de otros residentes o personal de la Administración de Vivienda Pública.
   2. Cuando la Administración de Vivienda Pública tiene causa razonable para demostrar que utiliza ilegalmente sustancias controladas.
   3. Se determinará cuando fue la fecha que el solicitante completó la sentencia y la fecha de radicación de la solicitud para corroborar si ha transcurrido más de (3) años y un día.

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4. Si no ha transcurrido dicho término la solicitud es inelegible por actividad criminal.
5. Si ha transcurrido el término y no existe otra causa para denegar por actividad criminal se declara "aparentemente elegible".
6. Ningún miembro del grupo familiar puede haber sido desahuciado por Actividad Criminal relacionada con drogas de un Programa de Vivienda.

A. Excepciones:

1. Que haya transcurrido más de tres (3) años y un (1) día de dicho desahucio.
2. El término comienza a contar desde la fecha de la sentencia del desahucio.
3. Cuando pruebe que ha completado un Programa de Rehabilitación aprobado por la Administración de Vivienda Pública (pública a usuarios).

B. Abuso de alcohol

Cuando la Administración de Vivienda Pública tiene certeza razonable para demostrar que el abuso del alcohol puede provocar conducta que interfiere con la salud, seguridad o derecho a la paz y tranquilidad de los residentes o personal de la Administración de Vivienda Pública.

C. Denegado de por Vida

1. Si algún miembro de la familia ha sido convicto por la elaboración de drogas en un Residencial Público o en una propiedad con subsidio de Sección 8.
2. Esta registrado de por vida en un Programa Estatal de registro como Agresor Sexual.
3. Si algún miembro de la familia ha sido convicto por la manufactura de la droga metanfetamina en o

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fuera de los predios de un proyecto de Vivienda Pública o Programa de Subsidio.

G. Criterios para Denegar Admisión por Actividad Criminal y Abuso de Alcohol

1. En caso de sentencia, probatoria, libertad bajo palabra o cárcel se tomará en consideración la fecha de cumplimiento de la última sentencia.
2. En casos de sentencia se solicita la Certificación de Cumplimiento de Sentencia de todos los delitos que se reflejan en los antecedentes penales. Se deberá verificar con el Certificado de Antecedentes Penales lo siguiente:
   a. Nombre
   b. Dirección
   c. Seguro Social
   d. Delitos
   e. Fecha de Sentencia
   f. Número de Caso
   g. Tribunal que dictó sentencia
3. En caso de que se [illegible] que por una o más razones el solicitante es inelegible para admisión, la A[illegible] le notificará por escrito dentro de los diez (10) días laborables a partir del momento de la determinación, las razones, fundamentos y datos utilizados para llegar a tal decisión y su derecho a solicitar una vista informal de no estar de acuerdo con la acción tomada.
4. Si debido a circunstancias especiales, no se pudiera determinar la elegibilidad del solicitante se le informará por escrito explicándole las razones que impide esta determinación. La determinación de elegibilidad de un solicitante, deberá resolverse dentro de un término que no exceda de los treinta (30) días.
5. Todo solicitante que se declare inelegible y aquel que le fue solicitada alguna información o luego de haber celebrado la Vista Informal se determina que es aparentemente elegible, deberá incluirse en una lista de espera. **Esta lista de espera deberá estar de acuerdo al orden de:**
   - ✓ **Prioridad**
   - ✓ **Fecha y hora original de radicación**
   - ✓ **Tamaño de la vivienda**

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✓ **Renta estimada**

Un solicitante que crea que él o ella ha sido afectado adversamente por alguna acción o falta de acción por parte de algún empleado u oficial de la Administración de Vivienda Pública, puede radicar una querella para que se le garantice una solución de los asuntos sometidos a la Administración sin que se menoscaben sus derechos.

El solicitante podrá hacer referencia a la Política y Procedimiento de Quejas establecido por la Administración de Vivienda Pública para el proceso que aplica.

H. Selección de Solicitantes para Admisión a los Residenciales Públicos:

I. La selección de solicitantes elegibles, se hará como sigue:

a. Se seleccionarán las solicitudes conforme a lo establecido en el Artículo V de este Reglamento.

b. Se revisará y verificará la información que aparece en cada solicitud como sigue:

1. Si los datos básicos de la solicitud no han sido verificados anteriormente, se verificarán los mismos. De resultar el solicitante inelegible, se procederá según se establece en el **Artículo ____** de este Reglamento.

2. Si la verificación de los datos tuviese cuatro (4) meses o menos de haberse realizado, y el solicitante asegura que no ha ocurrido ningún cambio en el ingreso de la familia o en cualquier otro requisito de elegibilidad este firmará una certificación de tal efecto. De informarse algún cambio en los datos verificados, se corroborará la información por el medio más rápido disponible, se harán las anotaciones correspondientes en el expediente y se certificará la revisión.

3. Si los datos verificados tienen más de cuatro (4) meses, se revisarán nuevamente con excepción de los siguientes casos:

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a. Ayuda económica dada o recibida voluntariamente. Estas se verificarán una vez al año.

b. Ingresos regulares por concepto de pensiones de Seguro Social, de la Administración de Veteranos, por retiro de Agencias públicas o empresas privadas y otras, se verificarán nuevamente sólo cuando se espera un cambio en la cantidad que se recibe, según las leyes y reglamentos aplicables.

II. La información se puede verificar por teléfono o por algún otro medio, siempre y cuando los resultados sean anotados y se certifiquen en el expediente. Deberá especificarse el nombre del solicitante de información, la persona que la ofrece y la fecha, así como la certificación del funcionario que la recibe.

III. Cuando un solicitante ha sido seleccionado para ocupar una vivienda, la Administración certificará que el solicitante y su familia llenan todas las condiciones que rigen la elegibilidad.

IV. **El solicitante tendrá derecho a radicar o solicitar en una o en todas las Oficinas de Selección de Vivienda Pública y tendrá derecho a un solo rechazo por cada oferta.** La oportunidad por oferta podrá ser rechazada por razones justificadas tales como:

a. Que la vivienda ofrecida esté localizada lejos del lugar de trabajo de cualquier miembro adulto de la composición familiar.

b. Que la escuela donde estudien los niños, les quede muy distante del residencial donde les fue ofrecida la vivienda.

c. Que el residencial donde le ofrecieron la vivienda, quede distante de la ciudad y facilidades comerciales o carezca de transportación y otras facilidades similares. Si el solicitante no aceptara la vivienda en la oferta que se le hace y no mediasen

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razones justificadas la AVP le pasará al final de la lista de espera, tomando en consideración la fecha de rechazo.

V. Se mantendrá publicado este Reglamento de Selección en lugares visibles de las Oficinas de Selección de Vivienda Pública. Se mantendrá un directorio por municipio, total de unidades por municipio y tipo de proyecto (anciano o multifamiliar).

VI. Al seleccionar las familias para admisión a vivienda pública, no se discriminará por razones personales, condición social, raza, color, religión, origen nacional, sexo, afiliación política y otros. Tampoco se discriminará con grupos de familias en particular que sean elegibles para viviendas como: madre soltera, familias con niños nacidos fuera de matrimonio, persona sola embarazada, persona sola en proceso de adoptar un menor de edad, persona impedida, o cualquier otra condición específica por disposición de Ley. La AVP va a administrar las solicitudes de acuerdo a los recursos disponibles.

VII. La Administración ofrecerá las unidades vacantes a las familias cualificadas que tengan la mayor preferencia o representen una amplia gama de ingresos y seleccionará la primera familia en la lista de espera que reúna los requisitos para el tamaño y tipo de unidad.

VIII. Si hay más de un solicitante con la misma preferencia, que aplique la misma hora y el mismo día, la unidad será primero ofrecida a la familia con mayor necesidad por la unidad. Si más de un solicitante tiene el mismo nivel de necesidad será ofrecida a la familia con el ingreso más alto.

I. Solicitantes para Unidades para la Venta:

1. Cuando las unidades en un Proyecto de Vivienda Pública estén para la venta se le dará prioridad para comprar a los Residentes que cumplan con los requisitos establecidos:

   a. La familia tiene que ser elegible de acuerdo a los límites de ingresos establecidos por HUD.

   b. La familia tiene que tener ingresos estables.

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c. La renta a pagar por el residente debe ser por lo menos $200.00. La que renta a pagar por un solicitante debe ser de por lo menos $200.00

d. La familia tiene que cumplir con las Normas de Acomodo de acuerdo al tamaño de la vivienda.

e. Tiene que cualificar para una de las preferencias establecidas por la Administración de Vivienda Pública.

2. Si hay familias que no cumplen con los requisitos, la Administración de Vivienda Pública le ofrecerá las unidades a solicitantes quienes cumplan con los requisitos.

a. El Funcionario de Selección de la Administración de Vivienda Pública le referirá a la Junta de Residentes del proyecto tres solicitantes que cualifiquen de acuerdo a los requisitos establecidos para sus recomendaciones.

b. La Junta de Residentes recomendará dos de los tres solicitantes.

c. El Funcionario seleccionará de los dos solicitantes a la familia que le ofrecerá la vivienda.

J. [illegible]

1. Cada Municipio con desarrollo de Vivienda Pública tendrá su propia Oficina de Selección de Residentes.

2. Familias solicitantes deben de solicitar en la Oficina de Selección de Residentes de su Municipio.

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ARTICULO VIII – DETERMINACION DE RENTA

A. Ingreso Total Familiar

La renta en los Residenciales Públicos se determinará a base del ingreso total familiar como sigue:

1. Ingreso que se anticipa va a recibir durante los doce (12) meses siguientes a la fecha de admisión o de un reexamen regular, las personas que se indican a continuación:

a. Jefe de familia y cónyuge.

b. Cada miembro adicional del grupo familiar que resida en la vivienda devengue o reciba ingreso. En los casos de menores de 18 años de edad que reciben ingresos por concepto de empleo, solamente se tomará como ingreso $480.00.

c. Todo pago regular y especial que reciba un miembro de las Fuerzas Armadas (esté o no viviendo en la vivienda) sea jefe, cónyuge u otra persona cuyos dependientes estén residiendo en la vivienda.

d. Todo pago regular que reciba cualquier miembro del grupo familiar ausente de la vivienda temporeramente y cuyos dependientes estén residiendo en la vivienda.

2. En el ingreso total familiar se incluye, entre otros, lo siguiente:

a. La cantidad total de jornales y salarios que se anticipa (antes de hacer las deducciones de nómina correspondientes) inclusive compensación que se reciba por tiempo extra trabajado, compensación por servicios profesionales como comisiones, honorarios, propinas y bonos.

b. El ingreso neto de la operación de un negocio o profesión de alguna propiedad inmueble o personal (los gastos incurridos en la expansión de un negocio y la amortización de deudas no se deducirá al determinar el ingreso neto del negocio).

3. Intereses y dividendos de cualquier propiedad inmueble o personal. Si el capital neto es mayor de $5,000.00 se incluirá como ingreso los intereses devengados o el porciento (%) establecido por HUD del total del capital neto cual sea mayor. Si el valor de la propiedad es mayor de $5,000.00 se incluirá como ingreso el porciento (%) establecido por HUD del valor de esta o de la participación en el valor de la propiedad. Si la propiedad estuviese alquilada, se incluirá como ingreso, la renta que se reciba o el porciento (%) establecido por HUD del valor de la propiedad o de la participación en el valor de la propiedad, cual sea mayor.

4. Sumas totales por concepto de pagos periódicos en atrasos, de ingresos no recibidos.

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5. Pagos en lugar de salarios como:
    a. Compensación por desempleo o incapacidad.
    b. Beneficios de Seguro Social.
    c. Compensaciones obreras.
    d. Compensación de salario por despido.
6. Ayuda económica de Programas de Asistencia Pública.
7. Pensión alimentaría periódica y determinable, por motivo de divorcio o separación, ayuda alimenticia a hijos menores de edad y contribuciones o regalos regulares, inclusive, cantidades recibidas de personas que no residan en la vivienda.
8. Todo pago regular, pagos especiales y asignaciones recibidas por un miembro de las Fuerzas Armadas.
9. Todo pago recibido por estipendio que exceda de $200.00 mensuales.
10. Pagos que reciba el jefe de familia para sostenimiento de un menor o pagos a un menor para su sostenimiento, pero controlado para su beneficio por el jefe de familia o por un miembro del grupo familiar.

B. Ingresos que no se incluyen en la Determinación de Renta:

Ingresos temporeros no recurrente o esporádicos, a continuación se detallan aquellos ingresos temporeros, no recurrentes o esporádicos que no se consideran en el ingreso total familiar.

a. regalos esporádicos e irregulares y cantidades que se reciben específicamente por o como reembolso de gastos por enfermedad o tratamiento médico.
b. Sumas totales que se añaden a los activos familiares entre otros, herencia y pagos por seguro, inclusive, pagos de seguro de salud y de accidentes, compensación obrera, ganancias por concepto de capital y pagos por pérdidas personales o de propiedades.
c. Suma total del Seguro Social como resultado de un pago retroactivo, no se tomará en consideración, ni la totalidad, ni mensualidad si es parte de este retroactivo.

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d. Cantidades pagadas directamente a un estudiante o una institución educativa para estudios y cantidades pagadas a un veterano por el Gobierno de los Estados Unidos para gastos de matrícula, cuotas y libros siempre que las cantidades pagadas se utilicen para tales propósitos. El sobrante, si alguno, se considerará como ingreso.

e. No se tomará pagos especiales a un miembro de la familia en las Fuerzas Armadas y expuestos a riesgos peligrosos y ambiente hostil.

f. Pagos de relocalización hechos de conformidad con el Título II de la Ley Federal de realojo y Adquisición de Propiedad de 1970.

g. Pagos que reciban los participantes de programa de capacitación como compensación de gastos en que incurran, tales como: equipo especial, transportación, compensación por el cuido de hijos y otros que se otorgan con el único propósito de dicha participación en programas específicos y no para otros fines.

h. Ingresos de huéspedes alojados que no excedan de los 90 días consecutivos (calendario).

i. Pagos que reciba el jefe de familia o cónyuge de una Agencia Pública o Privada con fines no pecuniarios por el cuido o albergue en la vivienda a uno o más personas menores de dieciocho (18) años de edad.

j. Beneficios que se reciben bajo el Programa de Asistencia Nutricional (PAN).

k. Pagos que reciben los participantes o voluntarios de programas auspiciados mediante la Ley Federal de Servicios Domésticos de 1973.

l. Pagos recibidos bajo el Programa de Asistencia de Energía para el pago de energía eléctrica.

m. Pagos recibidos bajo la Ley de Adiestramiento para el empleo.

n. El reembolso por concepto de dietas y millajes.

o. Pagos recibidos bajo el Título V del Acta de Envejecientes Americanos de 1995.

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p. Cantidades específicamente excluidas por cualquier otro estatuto federal.

q. Ingreso en exceso de $480.00 por cada estudiante a tiempo completo de 18 años o más (se excluye al jefe y esposa).

r. Los ingresos de los acompañantes según se define en el Artículo III.

s. Todo pago recibido por trabajo en el Censo Federal que no exceda los ciento ochenta (180) días.

t. Ingreso de todo menor de edad incluyendo los hijos de crianza.

u. Pagos recibidos por el cuido de menores y adultos por el programa de hogar sustituto (usualmente persona incapacitada, que no tienen relación o parentesco familiar y no puede vivir sola).

v. Todo pago recibido por estipendio que no exceda de $200.00 mensuales que recibe un residente por servicios prestados a la AVP, por sí ó a través de los Agentes Administradores, Proyectos Auto Administrados, Agentes Administradores Municipales sea a tiempo parcial para mejoramiento de calidad de vida en un residencial. Algunos de estos servicios pueden incluir, pero no se limita a ser vigilancia preventiva de áreas verdes, coordinación iniciativa de residente, miembro del Consejo de Residentes. Ningún residente podrá tener más de un estipendio en un mismo período de tiempo.

w. Todo pago en exceso de $480.00 por asistencia de niños adoptados.

x. Pagos hechos por una nación extranjera bajo la Ley de Gobierno por Personas Perseguidas por la Era Nazi.

C. ***Incentivos por Auto-Suficiencia-Exclusiones de Aumentos en el Ingreso Anual 24 CFR 960.255***:

Requisitos:

a. Residentes de la Administración de Vivienda Pública previamente desempleados por un año o más antes de ser empleado.

- Se considera parcialmente desempleado a una persona que se ganó en los últimos doce meses previos al empleo no más de lo que se ganaría trabajando diez horas a la semana por cincuenta semanas por el salario mínimo vigente.

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b. Residentes que participan en un programa de auto-suficiencia económica o cualquier otro programa de adiestramiento de empleo.

c. Residentes que resultan ser empleados durante o luego de seis meses de recibir asistencia económica, beneficios o servicios bajo cualquier Programa Estatal de asistencia temporera para familias necesitadas con Fondo Título IV Parte A, del "Social Security Act".

Exclusión Inicial:

Durante el primer período de doce meses acumulativos se excluye la cantidad completa del aumento de ingreso atribuido a empleo. La exclusión inicial comienza en el momento en el cual el miembro de la familia cualifica para el empleo.

Segunda Exclusión: (Phase In)

Durante el segundo periodo de doce meses de exclusión "phase in" acumulativo la exclusión se reduce a la mitad, 50% del aumento en ingreso atribuido al empleo.

El segundo período de exclusión comienza desde que el miembro de la familia que cualificó recibió doce meses acumulativos de la exclusión completa.

La exclusión del aumento en el ingreso anual a un miembro de la familia esta limitado a un término de 48 meses comenzando en la fecha de exclusión inicial. Esta exclusión no aplica a la determinación de elegibilidad de nuevo residente.

Cuentas de Ahorros Individuales

Como una alternativa a la exclusión de aumento en ingresos como resultado de ser empleado la AVP puede escoger proveerle una cuenta de ahorro individual a los residentes que pagan a una renta basada en ingreso "Income Based Rent".

La AVP depositará a la cuenta individual de ahorros la cantidad que hubiese sido incluida como la renta pagadera a la Administración de Vivienda Pública, como resultado de un aumento en ingreso excluido.

La cantidad depositada a a la cuenta de ahorro individual del residente podrá ser retirada para los siguientes propósitos:

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a. Comprar una casa.

b. Gastos educativos para los miembros de la composición familiar.

c. Mudarse de una unidad de vivienda de la Administración de Vivienda Pública.

d. Para pagar cualquier otro gasto autorizado por la Administración de Vivienda Pública para el propósito de promover la auto suficiencia económico de los residentes de la Administración de Vivienda Pública.

La Administración de Vivienda Pública mantendrá una cuenta que rinda intereses y le acreditará a la familia los ingresos netos de intereses y no podrá cobrarle a la familia cargos por servicios de mantenimiento de dicha cuenta.

D. Ingreso Familiar Ajustado

El ingreso familiar ajustado es la diferencia entre el ingreso total familiar y las siguientes deducciones:

Deducciones:

a. Deducción de $400.00 del ingreso total familiar para familia de anciano y familia de incapacitados e impedidos según se define en este Reglamento.

b. Deducción de gastos médicos que se anticipa durante los doce (12) meses siguientes a la fecha de admisión o de un reexamen regular o especial que exceden del 3% del ingreso total familiar, para familias de ancianos y familias de incapacitados que no sean compensados o cubiertos por un seguro de vida. En los gastos médicos se incluyen entre otros; pago por seguro de salud, gastos por tratamiento dental, gastos de transportación relacionada directamente con el tratamiento médico, medicinas con prescripción y no prescripción médica y otros. Si el jefe de familia es elegible para la deducción de gastos médicos, la deducción aplica a todos los miembros de la composición familiar.

c. Deducción razonable por el cuido de dependientes menores de trece (13) años de edad, necesaria para que un miembro de la familia pueda trabajar o estudiar. La cantidad a deducirse no debe exceder la cantidad de ingreso de la persona que va a trabajar o estudiar.

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d. Deducción de $480.00 por cada dependiente menor de dieciocho (18) años de edad o mayor de 18 años que sea estudiante a tiempo completo o incapacitado que resida en la vivienda que no sea el jefe o cónyuge o hijos de crianza bajo el Programa Hogares de Crianza.

e. Deducción de gastos razonables por el cuidado o compra de equipo necesario para impedidos para que cualquier miembro del grupo familiar incluyendo al impedido pueda trabajar.

ARTICULO IX – RENTA MENSUAL

A. La AVP ha establecido un sistema de renta de conformidad con la reglamentación previamente adoptada por el Departamento de Vivienda Federal y Desarrollo Urbano (HUD) que determina la renta que corresponderá pagar al Arrendatario a base de los porcientos establecidos por HUD (10% al 30% renta mínima o "Flat Rent". La fórmula de renta o procedimiento pueden ser cambiadas por la reglamentación establecida por el Departamento de Vivienda Federal y Desarrollo Urbano (HUD).

1. Renta Basada en Ingresos

La renta bruta determinada se le deduce el crédito por utilidades que corresponda y de ahí es lo que el arrendatario viene obligado a pagar. El reexamen de la renta basado en ingreso se realizará anualmente.

2. Renta Fija (Flat Rent)

La Administración de Vivienda Pública tiene establecida una renta fija "Flat Rent" por unidad de vivienda. La renta fija esta basada en la renta comparable del mercado privado. Equivale a la renta estimada por la cual la AVP puede alquilar la unidad de vivienda después de su ocupación. La misma se determina a base de la localización de Residencial Público y otros factores como: tamaño, tipo de unidad, años de construidos y servicios, entre otros. El arrendatario escogerá entre la renta basada por ingreso o la renta fija entre (Flat Rent) al momento de realizar su reexamen anual. **A la renta fija (Flat Rent) no se le deduce el crédito por utilidades**. Se realizará un reexamen sobre ingreso cada tres años. Una familia que este pagando renta fija, puede en cualquier momento solicitar un cambio para la renta basada en ingresos por impedimentos financieros:

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a. Disminución de ingresos.

b. Pérdida o reducción de empleo.

c. Muerte en la familia.

d. Reducción o pérdida de ingresos o alguna asistencia o ayuda.

e. Aumento en el cuido de menores, médico, transportación y educación.

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3. Renta Mínima

Independientemente de que la familia escoja pagar renta fija o renta basada en ingresos tiene que pagar al menos la renta mínima de $25.00 dólares establecida por la Administración de Vivienda Pública.

ARTICULO X – EXCEPCIONES DE PAGO DE RENTA MÍNIMA

La Administración de Vivienda Pública a través del Agente Administrador, Auto Administrador o Agente Administrador Municipal le otorga la excepción de pago de renta mínima a la familia por algunas de las siguientes situaciones financieras:

1. Cuando una familia ha perdido elegibilidad o está en la espera de una determinación para un programa de Asistencia Federal, Estatal o Local.
2. Cuando una familia sería desalojada como resultado de la imposición del requisito de renta mínima.
3. Cuando el ingreso de la familia ha bajado debido a cambios en sus circunstancias, incluyendo la pérdida de empleo, cuando ocurra una muerte en la familia, otras circunstancias determinadas.
4. Cuando la familia tiene un incremento en gastos debido a cambios en sus circunstancias, gastos médicos, cuido de niños, transportación, educación y otros. Las excepciones solamente aplican al pago de renta mínima y no a otros elementos utilizados para calcular renta.

ARTICULO XI – NORMAS DE ACOMODO

A. Para evitar el uso indebido, hacinamiento y la pérdida de espacio, las viviendas se asignarán de acuerdo con las normas de acomodo que se establecen a continuación:

Número de Dormitorios	NÚMERO DE PERSONAS	
	MÍNIMO	MÁXIMO
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

B. Al asignar viviendas a las familias, se tomará en consideración la edad, sexo y relación entre los miembros de la familia. Se considerarán además, otros factores tales como salud e incapacidad de alguno de sus miembros. Las familias que estén ocupando una unidad provista para un impedido o incapacitado y no tenga las condiciones antes mencionadas, al surgir una familia que amerite dicha unidad se

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realizará un cambio a una unidad regular dentro o en otro residencial en un periodo de treinta (30) días después de la notificación.

C. La determinación del número máximo de personas por cada cuarto dormitorio, se harán en la forma siguiente:

1. Matrimonio
2. Dos miembros de la familia del mismo sexo
3. Dos niños de diferentes sexos hasta los tres (3) años de edad
4. Se podrá compartir una habitación por miembro de una familia siempre y cuando los menores sean del mismo sexo y sus edades fluctúen entre las siguientes:

Edades:

Infante – 11	12 – 15	16 - 20

D. El número máximo de personas por cuartos podrá excederse para permitir que un infante menor hasta dos (2) años comparta el cuarto dormitorio con los padres.

E. Se asignarán las viviendas de forma que no se requiera el uso de la sala como dormitorio.

F. Se hará excepción en las normas de acomodo a un miembro familiar que se encuentre estudiando; debidamente documentado.

G. Cuando el tamaño de la familia exceda del máximo de personas requerido para la unidad más grande en el residencial al cual va a ser admitida, se le permitirá a la misma ocupar dos viviendas preferiblemente contiguas, siempre y cuando estén disponibles. En estos casos la renta será la misma que si ocupara una sola vivienda. Dichas viviendas no deberán tener más habitaciones de las necesarias para acomodar a la familia adecuadamente. La sala de una de las viviendas podrá ser considerada como dormitorio.

H. Cuando no haya una vivienda vacante del tamaño requerido para acomodar a la familia adecuadamente, se le podrá proveer otra vivienda temporeramente del tamaño mayor disponible, siempre que medien situaciones de emergencia y que la familia acepte dicha vivienda.

ARTICULO XII – CAMBIOS MANDATORIOS

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Cambio de unidad de vivienda en el mismo residencial según las normas de acomodo cuando:

1. El tamaño de la unidad de vivienda no se ajuste a la composición familiar, se le requerirá a la familia mudarse a una unidad de vivienda del tamaño apropiado tan pronto haya una disponible tomando en consideración el Registro de Cambios Mandatarios el cual se mantendrá actualizado mediante el proceso de los reexamenes.
2. Se requerirá el endoso del Consejo de Residentes para realizar los cambios mandatarios. Estos velarán porque se le honre el turno en el Registro de Cambios Mandatarios y firmará el Registro. La Junta de Residentes será adiestrada en los procesos de Selección y Ocupación y firmarán una certificación de confidencialidad respetando el derecho de privacidad de los residentes.
3. Cambio de Emergencia: Este cambio se hará para prevenir peligro inmediato a la familia cuando las condiciones de la unidad o edificio presente amenaza a la vida, salud y seguridad del residente.
4. Cambio a otro Proyecto: Cuando el tamaño de la unidad no cumple con las normas de acomodo y en el proyecto no existe una unidad que cumpla, se le ofrecerá a la familia una unidad en otro proyecto que cumpla con las normas para la familia según la composición familiar.

El Arrendador podrá cancelar o no renovar el Contrato de Arrendamiento a aquellas familias que se nieguen a aceptar un cambio mandatario. En los casos que por alguna razón justificada no acepten el cambio se evaluará y determinará la acción a seguir.

ARTICULO XIII – TRASLADO DE VIVIENDA

Los residentes de la Administración de Vivienda Pública pueden solicitar traslado. La Administración de Vivienda Pública establece la reglamentación y las condiciones de cómo aplicar para el traslado, quién es elegible y el proceso a seguir.

Excepto en situaciones de riesgos, los residentes tienen que cumplir con todo los requisitos de elegibilidad:

1. Tiene que ser residente de la Administración de Vivienda Pública en por lo menos un (1) año.
2. Tiene que cumplir con el pago de renta y pago de utilidades.

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3. Tiene que estar cumpliendo con toda la reglamentación establecida por la Administración de Vivienda Pública. Si hay pendiente una intención de cancelación de contrato no es elegible para traslado.

En situaciones muy serias de peligrosidad o cuando es necesario un acomodo razonable para un residente incapacitado uno o más de estos requerimientos pueden ser obviados.

A. Razones para Traslados:

Los residentes de la Administración de Vivienda Pública pueden solicitar traslados por varias razones:

1. **Derechos Civiles** – un residente de la Administración de Vivienda Pública que es víctima de hostigamiento físico, vandalismo extremo o repetido a la propiedad personal, maltrato verbal o amenaza repetitiva, amenaza, intimidación, cohesión que no se ha podido remediar de otra manera.
2. **Razones Médicas** – un residente que tiene una enfermedad física o mental, serio impedimento que puede o no puede ser una amenaza a la vida, que se espera sea de larga duración, y que es agravado severamente por la vivienda actual y que puede mejorar si se mueve a otra vivienda.
3. **Mantenimiento** – las condiciones de la vivienda afectan la salud y la seguridad de la familia, no puede ser reparada por la Administración de Vivienda Pública dentro de las veinticuatro (24) horas que dispone la Reglamentación para proceder con los casos de emergencia.
4. **Acomodo Razonable** – si un residente es incapacitado y necesita una vivienda de acomodo razonable de acuerdo a su incapacidad. La Administración de Vivienda Pública establece el acomodo razonable en Vivienda a los solicitantes con incapacidad. El Oficial o empleado de la Administración de Vivienda Pública se referirá al Reglamento y Política Pública para el acomodo razonable donde se establece el proceso a seguir.

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5. **Salud y Seguridad** – cuando un residente está amenazado de alguna manera incluyendo violencia doméstica o porque es testigo de algún crimen; el residente cualifica para traslado. La aprobación de este traslado requiere que la Administración de Vivienda Pública o Agente Administrador re-localice a la familia en otro municipio.
6. **Tamaño de Vivienda Inapropiado** – si un residente esta viviendo en un apartamento con un número de cuarto inapropiado según composición familiar puede ser trasladado dentro de su residencial o puede solicitar ser trasladado a otro residencial.
7. **Traslado por Incentivo** – traslado a unidades de vivienda para la venta se realizará para residentes con un excelente historial en el cumplimiento de las Reglamentación, deberes y obligaciones contractuales como residentes de la Administración de Vivienda Pública.
   - ✓ Puntualidad en el pago de renta y utilidades.
   - ✓ Buen uso a la unidad de vivienda y áreas comunes.
   - ✓ Buenas relaciones vecinales.

Niveles de Traslados:

Los traslados a residente se clasificarán en dos niveles:

1. Emergencia
2. Causa Sustancial

La determinación del nivel de traslado dependerá de la seriedad de la situación. Los traslados por emergencia o acomodo razonable se realizarán de acuerdo a la lista de espera.

- ➢ Los traslados se harán en forma alterna entre solicitantes para la admisión y por previa autorización de la arrendadora.
- ➢ El Arrendatario radicará la solicitud de traslado por escrito en la Oficina de Administrador del residencial, excepto cuando sea un

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requerimiento de la Administración mediante un reexamen regular o especial.

- El traslado para otra vivienda del mismo residencial no alterará la renta, siempre y cuando sea para un mismo número de dormitorios y prevalezcan las mismas condiciones familiares.
- Para traslados a otro residencial se cotejerá la fecha de efectividad del último reexamen realizado a la familia. Si han transcurrido doce (12) o más meses antes de realizar el traslado se le tiene que realizar un reexamen a la familia.
- El residente o el oficial de la Administración de Vivienda Pública en o a través de Agentes Administradores, Auto Administrados o Agentes Municipales tiene referencia a la Política y procedimiento de traslado establecido por la Administración de Vivienda Pública para el proceso a seguir.

ARTICULO XIV – CONTRATO DE ARRENDAMIENTO

A. *Ejecución del Contrato de Arrendamiento* – antes de ser admitido el jefe de familia y todos los miembros adultos de la composición familiar serán orientados sobre sus deberes y obligaciones como inquilino y las responsabilidades y obligaciones de la Administración de Vivienda Pública para con sus inquilinos. Se suscribirá un contrato entre el jefe de familia y su cónyuge, pareja consensual, tutor y por el administrador del proyecto designado por el Agente Administrador. El original del contrato deberá ser archivado en el expediente del inquilino y otra copia se le entregará a éste. Las cláusulas del contrato se incorporarán en este Reglamento por referencia. Las siguientes cláusulas rigen la ejecución del contrato y sus enmiendas:

1. Se suscribirá un contrato al admitir nuevos inquilinos, o cambio de jefe de familia.
2. Para cumplir con los reglamentos de la Administración de Vivienda Pública, todo inquilino envejeciente deberá tener un tutor, que a requerimiento del Agente Administrador, vele de que cumpla con las obligaciones de pago, obligaciones contractuales y cuide de éste.

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3. Cuando el jefe de familia o su cónyuge cese su pertenencia al grupo familiar, suscribirá un nuevo contrato el cual será firmado por un miembro de la familia que cualifique y sea parte del núcleo familiar. De no existir un miembro cualificado que pueda firmar el nuevo contrato, éste se cancelará o se dejará sin efecto y la familia tendrá que desocupar la unidad.

ARTICULO XV – COMPLEMENTO DEL CONTRATO

El Complemento al Contrato de Arrendamiento de Vivienda Pública formará parte del Contrato de Arrendamiento. El mismo se llenará en original y copia cuando se efectúen reexámenes regulares, especiales y traslados de familias a otra vivienda dentro del mismo residencial o a otro proyecto de la Administración de Vivienda Pública que no conlleve cambios de jefe de familia. En tales situaciones, el Contrato original continuará en efecto excepto aquellas cláusulas que sean enmendadas por el Complemento al Contrato de Arrendamiento. Una vez firmado un Contrato de Arrendamiento, de surgir cambios en la composición familiar, unidad y renta se procederá a efectuar un complemento de contrato.

ARTICULO XVI – INSPECCIONES Y REPARACIONES A LA UNIDAD DE VIVIENDA

A. Inspección y Reparaciones

1. El Arrendador o su representante autorizado y el Arrendatario y tutor (cuando aplique) inspeccionarán la unidad de vivienda antes de comenzar la ocupación. El Arrendador le proveerá al Arrendatario un formulario de inspección escrito y firmado por ambas partes que indique la condición física de la unidad de vivienda.
2. La Administración de Vivienda Pública tiene una política de mascotas que establece las reglas y condiciones para que un residente pueda mantener una mascota en su vivienda. El oficial o empleado de la Administración de Vivienda Pública, en o a través del Agente Administrador, Auto Administrado o Agente Administrador Municipal se referirá al Reglamento de Mascotas donde se establece los requerimientos razonables de la Administración de Vivienda Pública.
3. El Arrendador o su representante autorizado, mediante una notificación escrita y por al menos dos días de anticipación excepto en los casos de

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emergencia, informará su intención en entrar a Vivienda para llevar a cabo inspecciones.

4. El Arrendatario deberá notificar a la Arrendadora aquellos desperfectos que surjan en la vivienda y/o áreas comunes. La Arrendadora deberá reparar en un término de 24 horas aquellos desperfectos que amenazan la vida, salud y seguridad de la familia.
5. El Arrendador proveerá vivienda temporera para la familia de no poder efectuar las reparaciones necesarias dentro de las veinticuatro (24) horas.
6. El Arrendador condonará el pago del canon de arrendamiento de no existir vivienda temporera luego de seis (6) días de la notificación de reparaciones de emergencia, hasta que pueda proveer una unidad adecuada o efectuar los arreglos. No se condonará el pago de la renta de arrendamiento si el inquilino rehúsa aceptar la oferta de vivienda temporera, o cuando los daños fueron causados por éste o un miembro de familia.
7. El Arrendatario pagará por cualquier reparación hecha a su unidad que haya ocurrido por negligencia suya.

B. Desocupación de la unidad

1. Cuando un miembro de la composición familiar mayor de edad según las leyes vigentes, provea autorización al Arrendador a entrar a su unidad de vivienda para llevar a cabo las inspecciones de rutina.
2. El inquilino no podrá desalojar su unidad de vivienda sin la previa notificación escrita a la arrendadora con treinta (30) días de anticipación.
3. El Arrendador podrá autorizar al jefe de familia, mediante autorización previa escrita, para ausentarse temporeramente de su unidad de vivienda, por un término de tiempo que no excederá de noventa (90) días consecutivos durante el curso de un año. Esta autorización tiene la condición de que los inquilinos deberán dejar sus muebles en dicha vivienda y deberán tener sus pagos de cánones de arrendamiento mensual al día. La dirección de la residencia temporera se le informará a la Administración.

ARTICULO XVII – DETERMINACION DE ELEGIBILIDAD PARA OCUPACIÓN CONTINUADA

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Serán elegibles para ocupación continuada aquellas familias que mediante un reexamen regular o especial se determine que satisfacen los siguientes requisitos:

A. Que el miembro o miembros de la composición familiar que ocupan la vivienda, estén incluidos en Contrato de Arrendamiento y cumplan con todos los requisitos de elegibilidad establecidos por la Administración de Vivienda Pública.

B. Que la persona o personas a ser incluidas en el Contrato de Arrendamiento de una vivienda cumple con la definición de "familia" y con los requisitos de elegibilidad establecidos por la Administración de Vivienda Pública.

C. Los estudiantes extranjeros no inmigrantes, según se define en este Reglamento, que vayan ser incluidos en el Contrato de Arrendamiento de una familia y cumplen con los requisitos de admisión que dispone este Reglamento.

D. Que las personas no exentas a ser incluidas en el Contrato de Arrendamiento cumplan con el requerimiento de servicios comunitarios.

ARTICULO XVIII – PROGRAMA FEDERAL DE CREDITOS CONTRIBUTIVOS

Es un Programa Federal autorizado por el Departamento de Desarrollo Urbano y Vivienda Federal (HUD, por sus siglas en inglés) incentivos contributivos para estimular el desarrollo de viviendas para personas de ingresos bajos a la vez, permite a la Administración de Vivienda Pública utilizar fondos adicionales para modernizar unidades.

a. ***Requisitos de Elegibilidad***

1. El ingreso anual de la familia debe ser igual o menor que el límite de ingresos establecido por HUD. (Los límites de ingresos son revisados y publicados anualmente).

2. Cuando en una familia todos los miembros adultos son estudiantes a tiempo completo, no cualifican. (Quien determinará si el estudiante es "full time" será la institución educativa). Los estudiantes a tiempo parcial no son estudiantes.

3. Excepciones de estudiante:

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a. Miembros adultos que sean estudiantes y estén casados legalmente y rindan planillas de contribución sobre ingresos conjunta. (Deben presentar copia de la planilla y del certificado de matrimonio).

b. Padres solteros con sus niños que sean estudiantes y que reciban ayuda económica (Ej. Pensión Alimentaria, Ayuda Familiar) del padre de los niños.

c. Que por lo menos uno de los miembros de la familia reciba beneficios bajo el Título VI de la Ley de Seguro Social ("Aid to Families with Dependent Children" – AFDC) o Ayuda Temporera para Familias Necesitadas (TANF).

d. Que por lo menos uno de los miembros de la familia esté matriculado en un programa de empleo y trabajo bajo el programa "Job Training Partnership Act" reemplazado por el "Workforce Investment Act" de 1998 o leyes federales, estatales o locales similares.

B. Requisitos de Cumplimiento

1. Documentar los ingresos y la renta máxima por unidad.
2. Cumplir con toda la documentación requerida por el programa.

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ARTICULO XIX – REEXAMENES REGULARES Y ESPECIALES

A. El Arrendador realizará revisiones periódicas, por lo menos una vez al año, de las condiciones socioeconómicas, ciudadanía, composición familiar y número de seguro social de las familias para asegurarse que éstas reúnan los requisitos de elegibilidad señalados en el Artículo XVII anterior para continuar ocupando la vivienda y que la renta asignada y el tamaño de la vivienda se ajuste a las normas establecidas en este Reglamento.

1. Itinerario de Reexámenes:

   Los reexámenes regulares se realizarán por lo menos una (1) vez al año de acuerdo a un Itinerario preparado a la fecha de admisión de la familia al programa de Vivienda Pública. Los residentes serán citados con noventa (90) días de anticipación a la fecha de efectividad del reexamen. Los reexámenes regulares para las familias que hayan optado por la renta fija "Flat Rent" se efectuarán cada tres (3) años.

2. Trámite de la solicitud para Ocupación Continuada:

   a. Composición de la Solicitud:

(1) Al momento del reexamen regular, será requisito que cada jefe de familia complete una solicitud para ocupación continuada. Cada miembro del grupo familiar ofrecerá a la AVP la información y datos requeridos en la solicitud. La información ofrecida será certificada y firmada por un miembro de la familia mayor de edad, preferiblemente el jefe de la misma. El Arrendador entrevistará al Arrendatario y las anotaciones adicionales que se hagan en la solicitud deberán ser firmadas y fechadas por ambas partes.

(2) La solicitud para ocupación continuada deberá constar de los siguiente:

(a) Una (1) foto [illegible] el grupo familiar que incluya a todos sus miembros.

(b) Nombre, número de seguro social, parentesco con el jefe de familia, sexo, edad y ocupación de cada persona que resida en la vivienda.

(c) Certificación de antecedentes penales expedido por la Policía de Puerto Rico con menos de tres meses a la fecha de expedición a toda persona mayor de dieciocho años de edad.

(d) Nombre, número de seguro social, parentesco con el jefe de familia, sexo, edad, fecha de nacimiento y ocupación de cualquier miembro a incluirse en la composición familiar; al igual que el certificado de antecedentes penales a mayores de dieciocho (18) años expedido por la Policía de Puerto Rico con menos de tres meses de la fecha de expedición.

(e) Cualquier cambio que haya ocurrido en el estado de la familia y otros.

(f) Datos sobre el empleo, ingreso que esté recibiendo o espera recibir cada miembro de la familia dentro de los doce (12) meses siguientes a la fecha del reexamen.

(g) Certificación de Asistencia Nutricional y Económica.

(h) Certificación de Estudiante.

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(i) Certificación de Recaudación de Ingresos Municipales (CRIM).

(j) Certificación de Gastos Médicos y de Farmacia.

(k) Certificación de activos de la familia.

(l) Certificación de cuido de menores.

(m) Certificación gastos por incapacidad.

(n) Informe EIV.

Todos los documentos requeridos para reexamen anual y/o especial debe de tener menos de tres (3) meses de expedido a la fecha de efectividad del reexamen.

b. Verificación y documentación de los datos:

(1) La información que someta la familia en su solicitud para ocupación continuada, tiene que ser verificada por la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Autoadministrados sobre la elegibilidad de la familia para ocupación continuada, el tamaño de la unidad que se requiere y la renta asignada.

(2) Cuando exista una diferencia considerable entre los datos verificados y los datos suministrados por el jefe de familia en su solicitud para ocupación continuada, se volverá a entrevistar y se le dará una oportunidad para explicar las discrepancias.

(3) Los datos verificados tendrán validez hasta el próximo reexamen, excepto que haya un cambio en el ingreso, composición familiar y deducciones.

(4) Todos los datos verificados serán documentados y archivados en el expediente de la familia residente.

(5) Los documentos requeridos consistirán de:

a. Cartas o certificaciones de patronos y otras fuentes que ofrezcan información con relación a los ingresos, deducciones u otra información necesaria para determinar elegibilidad.

b. Documentos que presente algún miembro de la familia que le den validez a sus declaraciones.

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(6) La Administración de Vivienda Pública, por sí, o a través de los Agentes Administradores y Proyectos Auto Administrados tiene que realizar una verificación de tercera persona (Third Party Verification) de los datos recibidos para determinar la veracidad de la información suministrada. La verificación será certificada por el funcionario que la realiza.

c. ***Resumen de datos verificados y certificación de elegibilidad:***

(1) Una vez se complete la verificación de todas las partidas necesarias en cada solicitud, se hará un resumen de la información obtenida. El resumen comprenderá las siguientes determinaciones:

a. Elegibilidad del grupo familiar.

b. Tamaño y tipo de la vivienda que requiere la familia.

c. Renta que la familia debe pagar.

(2) La Administración de Vivienda Pública en o a través de sus Agentes Administradores, Auto Administrados y Agentes Administradores Municipales son responsables de realizar un "screening" (investigación) a cada miembro del grupo familiar mayor de 18 años o menores convictos como adultos incluidos en el contrato de arrendamiento sobre actividad ilegal de drogas, abuso de alcohol, ofensores sexuales y actividad criminal con el propósito de desahuciar, transferir o eliminar del contrato de arrendamiento al residente o miembro del grupo familiar que incurra en actividad criminal por violar el "Screening and Eviction for Drug Abuse and Other Criminal Activity Policy". Los empleados u oficiales de la Administración de Vivienda Pública por sí o a través de sus Agentes Administradores, Auto Administrados y Agentes Administradores Municipales hará referencia al "Screening and Eviction for Drug Abuse and Other Criminal Activity Policy" y al Reglamento de Cancelación de Contrato por Actividad Criminal para el proceso a seguir.

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(3) La Administración de Vivienda Pública, por sí o a través de los Agentes Administradores, Proyectos Auto Administrados y Agentes Administradores Municipales certificará que se ha hecho una investigación y que a base de la misma se ha determinado que la familia es o no elegible.

d. Notificación a la Familia del Resultado del Reexamen:

(1) Se le informará al residente por escrito lo siguiente:

a. La renta asignada de acuerdo con el sistema de renta vigente. La misma deberá ser notificada al residente por lo menos con treinta (30) días de antelación a la fecha de efectividad de la renta.

b. Un cambio de vivienda de acuerdo a las normas de acomodo y/ó acomodo razonable.

c. Cualquier medida de corrección o sanción que haya que tomarse sobre falsa representación o incumplimiento con los términos del Contrato de Arrendamiento descubierto durante un reexamen.

(2) En caso de que el residente no esté conforme con la determinación de la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados podrá solicitar una vista informal de acuerdo al Reglamento para la Atención de Quejas en los Residenciales Públicos.

e. Determinación de la Renta Temporera:

En caso de que la Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados no pueda obtener todas las verificaciones de ingresos necesarias para completar el reexamen regular, le fijará una renta temporera basada en los datos suministrados por la familia en su solicitud para ocupación continuada y se le notificará la misma. En la notificación se le indicará que dicha renta ha sido fijada hasta tanto se verifique el ingreso familiar. El Arrendatario tendrá treinta (30) días desde que se le fijó la renta temporera para proveer cualquier documento necesario para completar su reexamen.

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De no someterse los documentos dentro del término prescrito, se fijará la renta de acuerdo a los documentos sometidos o se procederá con la cancelación de contrato. Una vez se determine la renta apropiada, la misma se hará retroactiva a la fecha de efectividad del reexamen regular correspondiente.

f. Corrección de un Error de Cálculo por Parte de la Arrendadora al Fijar la Renta:

(1) Cuando la corrección del error conlleve un aumento en la renta mensual del Arrendatario, la nueva renta será efectiva el día primero (1) del mes sub-siguiente en que se haga la corrección del error.

(2) Cuando la corrección del error conlleve una disminución en la renta, ésta será retroactiva a la fecha de efectividad de la renta anterior. La cantidad cobrada en exceso se acreditará a cualquier deuda del Arrendatario o se le abonará a pagos futuros. En caso de que el Arrendatario cese de residir en el programa de Vivienda Pública y haya agotado la cantidad acreditada, se le devolverá el equivalente a este crédito si lo solicita.

g. Falsas Declaraciones del Grupo Familiar:

En los reexámenes regulares o especiales, el grupo familiar hiciera falsas declaraciones para ocultar ingresos, composición familiar u otros datos, una vez se descubra, se iniciará el proceso de cancelación de contrato conforme al Reglamento de Cancelación de Contrato en los Residenciales Públicos.

h. Reexámenes Especiales:

(1) El Arrendador realizará reexámenes especiales cuando lo considere necesario o cuando el Arrendatario notifique por escrito y demuestre mediante documentación adecuada que ha ocurrido un cambio en su ingreso o composición familiar o circunstancias que ameriten una o más deducciones, según este Reglamento:

a. El arrendatario reportará cualquier cambio en composición familiar, ingreso a circunstancias que amerite deducciones

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dentro de los diez (10) días calendario de haber ocurrido el cambio.

b. De no reportarlo dentro de los diez (10) días calendario que ocurrió la efectividad será al mes siguiente de haber informado el cambio.

(2) En los casos donde se solicita dar de baja del contrato al cónyuge o al jefe de familia, la persona que solicita el cambio deberá presentar una declaración jurada acreditando que ya no forma parte de la composición familiar o Sentencia de Divorcio.

(3) Toda reducción de renta que resulte de un reexamen especial será efectiva al día Primero (1ro) del mes siguiente en que ocurran las circunstancias que lo motivaron tomando en consideración el inciso número 1, letras a y b de esta sección.

(4) El aumento en renta que resulte debido a consecuencia de aumento en el ingreso de la familia u otras circunstancias será efectiva el día primero (1ro) del mes subsiguiente a aquel en que ocurrió el cambio, tomando en consideración el inciso número 1, letra a de esta sección.

a. De no reportarlo dentro de los diez (10) días calendario la efectividad de la renta será al día 1ro del mes siguiente en que ocurre el cambio.

i. ***Obligaciones de la Familia Residente Durante un Reexamen:***

(1) El jefe de familia tiene que cumplir con el reexamen regular requerido por el Arrendador. A tales fines, suplirá la información y certificaciones sobre composición familiar e ingresos durante los reexámenes regulares y especiales para que se le pueda determinar adecuadamente la renta, elegibilidad, tamaño y tipo de vivienda que amerita la familia.

(2) La Administración de Vivienda Pública requiere que todo residente entre las edades de 18 y 61 años de edad que no haya sido exento de proveer un servicio comunitario o Actividad de Auto Suficiencia

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Económica cumpla con el requisito de trabajar ocho horas al mes. Estas horas pueden ser flexibles, pero tienen que realizarse durante el año en sí, proveyendo que para el momento del Reexamen Anual, todas las horas exigidas se hayan completado.

(3) Si se determina en una investigación que una familia suministró información falsa, al ser admitida a un residencial o durante un reexamen regular o especial, se iniciará el proceso de cancelación de contrato descrito en este Reglamento.

ARTICULO XX – UNIDADES VACANTES

Las unidades vacantes deben ser ocupadas dentro de un término de veinte (20) días calendario, en orden de prioridad.

1. Traslados
2. Admisiones

ARTICULO XXI – RESOLUCION O CAMBIO DEL CONTRATO DE ARRENDAMIENTO

(1) El jefe de familia podrá resolver el Contrato de Arrendamiento mediante una notificación escrita al Arrendador por lo menos con treinta (30) días de anticipación a la fecha en que dejará definitivamente la vivienda. La omisión de tal notificación obligará al jefe de familia al pago de renta por los treinta (30) días siguientes a la fecha en que ocurra el desalojo.

(2) La arrendadora podrá disolver el Contrato de Arrendamiento cuando el jefe de familia se vaya de la vivienda. En dicho caso se procederá como sigue:

a. El remanente de familia que interesa asumir la responsabilidad de la vivienda, deberá solicitar por escrito a la Arrendadora un cambio de Contrato de Arrendamiento.

b. La Arrendadora solicitará al remanente de familia una declaración jurada que indique que el jefe de familia se fue de la vivienda y que está disponible para asumir la responsabilidad como contratante. Si en el remanente de familia hubiese menores, tiene que presentar evidencia de custodia legal, certificación de pensión alimentaria y autorización del Departamento de la Familia.

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c. La Arrendadora realizará una investigación con toda la evidencia presentada dentro de los siguientes diez (10) días a partir de la fecha de recibo de los documentos.

d. Una vez realizada la investigación, la Arrendadora notificará al remanente de familia el resultado de la misma.

- En caso de que el resultado de la investigación coincida con las manifestaciones del remanente de familia en la declaración jurada, la Arrendadora procederá al cambio de Contrato. El Arrendador notificará los cambios de ingresos, composición familiar y deducciones.
- Si durante la investigación se evidencia que la información ofrecida por el remanente de familia fue con la intención de cometer fraude en la determinación de ingreso, renta o elegibilidad, la Arrendadora procederá con una intención de cancelación de contrato, indicándole que puede estar de acuerdo con el resultado de la investigación tiene derecho a proceder conforme al Reglamento de Atención de Quejas vigente.

    a. En caso de que el jefe de familia dejará deuda de renta o por otros conceptos, el remanente de familia que firme el contrato será responsable del pago de dicha deuda.

Cuando el remanente o remanentes de familia son menores o incapacitados:

a. Si el remanente o remanentes de familia fueran menores o incapacitados según la reglamentación establecida y hubiese un tutor, este firmará el contrato de Arrendamiento por ellos.

b. Si el remanente o remanentes de familia fueran menores o incapacitados según la reglamentación establecida y no hubiese tutor, la Arrendadora referirá de inmediato al Departamento de la Familia.

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ARTICULO XXII – CANCELACION DE CONTRATO

La Administración de Vivienda Pública por sí o a través de los Agentes Administradores y Proyectos Auto Administrados podrá cancelar el Contrato de Arrendamiento, por cualquier violación por parte del Arrendatario a los procedimientos y obligaciones contractuales

establecidos en el contrato de Arrendamiento, reglamentaciones y procedimientos establecidos por la Administración de Vivienda Pública.

ARTICULO XXIII – ABANDONO DE LA VIVIENDA

A. La familia residente ocupará la vivienda como su domicilio habitual y permanente, lo cual implica que no podrá desocupar o dejar la vivienda deshabitada sin la previa notificación a la arrendadora.

B. En situaciones especiales, cuando las circunstancias lo justifiquen, la Arrendadora podrá autorizar al jefe de familia por escrito, a ausentarse temporeramente de la vivienda con su familia y dejarla deshabitada por un período que no exceda de noventa (90) días consecutivos durante cualquier período de doce (12) meses. Esta autorización estará condicionada a que la familia deje el mobiliario en la vivienda y esté al día en el pago de su renta. Antes de autorizarse la ausencia temporera al jefe de familia y su grupo familiar, éste deberá informar por escrito a la Arrendadora, la dirección del lugar donde se encontrará, donde pueda recibir correspondencia o llamadas telefónicas de la Arrendadora.

C. El jefe de familia, antes de ausentarse de la vivienda, autorizará a la Arrendadora, por escrito, a inspeccionar la vivienda cuando venza el período concedido según se establece en el párrafo anterior.

D. En caso de que ninguno de los miembros del grupo familiar regrese a la vivienda, al vencerse el término de ausencia autorizada, la Arrendadora le comunicará por escrito al jefe de familia, la intención de cancelación de Contrato de Arrendamiento y le concederá diez (10) días laborables a partir del recibo de la comunicación para que justifique los motivos de su ausencia. Dicha comunicación se hará por correo certificado con acuse de recibo a la última dirección de la famita y a la vivienda que ocupa en el proyecto como su domicilio habitual.

E. En caso de que las comunicaciones fueran devueltas, o que el jefe de familia no se presente en el término de los días concedido para justificar el motivo de su ausencia y abandono de la vivienda, la Arrendadora procederá a fijar un aviso en la Oficina del Residencial por el término de diez (10) días laborables, que indique la intención de la Arrendadora de cancelar el Contrato de Arrendamiento y su decisión de dispones libremente de la vivienda abandonada.

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F. Si al término de los diez (10) días laborables de publicado el aviso, el jefe de familia no comparece ante la Arrendadora para justificar el motivo de abandono de la vivienda, la Arrendadora procederá a abrir la vivienda abandonada en presencia del Presidente o un miembro del Consejo de Residentes y dos (2) testigos del Arrendador. Donde no haya el Consejo de Residentes, vecinos pueden servir de testigos. Se tomarán fotografías que reflejen el mobiliario, enseres, objetos y otros, que se encuentren en la vivienda.

G. El Abogado del Arrendador levantará un Acta Notarial en presencia del Presidente o miembro de la Junta de Residentes y los dos (2) testigos de la Arrendadora, o los vecinos donde no haya Consejo de Residentes, en la que especificará las condiciones en que se encuentra la vivienda abandonada y demás circunstancias indicadas que está deshabitada. El Acta incluirá un inventario de enseres, mobiliarios, ropa, objetos, etc., que hubiera en la vivienda con la descripción de los mismos. El Acta deberá contener los nombres de las personas antes mencionadas.

H. Una vez levantada el Acta, la Arrendadora procederá a hacer un inventario de las pertenencias asignándole un valor.

I. Las pertenencias se mantendrán almacenadas por espacio de diez (10) días. Pasado dicho término, aunque el jefe de familia haya reclamado las pertenencias almacenadas, la Arrendadora venderá las mismas en subasta pública.

J. El dinero recibido de dicha venta se utilizara para cubrir los gastos de remoción de las pertenencias y cualquier otra cantidad que adeude el jefe de familia a la Administración de Vivienda Pública, por si o a través de los Agentes Administradores y Proyectos Auto Administrados. El sobrante, si alguno, se dispondrá en la Administración de Vivienda Pública, por si o a través de los Agentes Administradores, y Proyectos Auto Administrados hasta que la familia lo reclame en un plazo de cinco (5) años. De no mediar reclamación alguna, pasado éste término; dicho sobrante pasará a engrosar los fondos de la Administración de Vivienda Pública, por si o a través de los Agentes Administradores y Proyectos Auto Administrados.

K. En caso de que la familia, sin previa notificación a la Arrendadora, dejase deshabitada la vivienda, se procederá como sigue:

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1. La Arrendadora abrirá la vivienda abandonada en presencia del Presidente o un miembro del Consejo de Residente y dos (2) testigos del Arrendador. Donde no haya Junta de Residentes, vecinos pueden servir de testigos.
2. La Arrendadora declarará la vivienda vacante y podrá disponer de la misma inmediatamente. Si la Arrendadora encontrara mobiliario y pertenencias en la vivienda abandonada, verificará el paradero del Jefe de la familia mediante contacto con el Cuartel de la Policía, el Hospital y el Correo. De desconocerse el paradero del mismo, se procederá conforme los incisos f, g, h, i, j, k, y l, establecidos en este Artículo.
3. Del jefe de familia ser el único contratante y luego de realizar investigación se encontrara confinado, se continuará con el proceso de Cancelación de Contrato por Actividad Criminal.
4. Toda apertura de vivienda se realizará de acuerdo a los incisos f y g establecidos en este Artículo.

ARTICULO XXIV – DERECHO A VISTA

Toda persona que se considere afectada en sus derechos por las determinaciones tomadas por el Arrendador en la interpretación de este Reglamento podrá presentar una querella. Esta será adjudicada conforme al Reglamento para regular los procedimientos de adjudicación formal en el Departamento de la Vivienda y sus Agencias adscritas, si son solicitantes; o residentes de acuerdo a la política y procedimiento de quejas establecido por la Administración de Vivienda Pública.

ARTICULO XXV – PUBLICACIONES

A. La Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrado mantendrá publicado en los tablones de edictos en sitios visibles de las oficinas de los Residenciales Públicos los siguientes documentos visibles:
   (1) Política y Procedimientos para quejas.
   (2) Reglamento para la Selección, Admisión y Ocupación Continuada en los Residenciales Públicos.
   (3) Política y Procedimientos sobre las Mascotas.

Draft

(4) Reglamento para la Cancelación de Contrato de Arrendamiento en los Residenciales Públicos.

(5) Reglamento para Establecer las Normas y Procedimientos del Programa de Servicios Comunitarios en la Administración de Vivienda Pública.

(6) Notificación al residente sobre cargos por Servicio de Mantenimiento.

(7) Descripción de los derechos civiles.

(8) Política y Procedimientos de traslados.

(9) Screening and Eviction for Drug Abuse and Other Criminal Activity Policy.

(10) Reasonable Accommodation in Housing Policy and Procedures.

(11) Registro de Cambios Mandatorios.

(12) Cualquier documento de interés para los solicitantes y residentes.

C. Toda modificación que se haga a la reglamentación establecida que afecte las cláusulas del Contrato de Arrendamiento o aquellas modificaciones que afecten la Política Pública, serán publicados por treinta (30) días consecutivos mediante "Aviso" por lo menos en tres (3) lugares visibles de los residenciales de la Oficina Local de Administración, de manera que los residentes y solicitantes, puedan dar lectura a los "Avisos" y tengan la oportunidad de presentar sus comentarios por escrito a la Administración previo a la fecha de efectividad de la nueva reglamentación.

D. La Administración de Vivienda Pública, por sí o a través de los Agentes Administradores y Proyectos Auto Administrados entregarán copia de las publicaciones a los residentes y solicitantes, de éstos requisitos.

ARTICULO XXVI – DEROGACION

Este Reglamento deroga el Reglamento para la Selección y Ocupación Continuada en los Residenciales Públicos" (40.10-6) aprobado el 31 de enero de 2002, así como cualquier otra reglamentación emitida en conflicto con lo aquí dispuesto.

ARTICULO XXVII – SALVEDAD

Si cualquier palabra, párrafo, artículo, sección o parte de este Reglamento fuera declarado inconstitucional o nulo por un Tribunal competente, tal decisión o fallo no afectará, perjudicará ni invalidará las demás disposiciones de este Reglamento.

ARTICULO XXVIII – VIGENCIA

Draft

Este Reglamento entrará en vigor a los treinta (30) días siguientes de la fecha de radicación en el Departamento de Estado, salvo que mediante Orden Ejecutiva del Gobernador se disponga otra fecha de efectividad.

Adoptado en San Juan, Puerto Rico, hoy _____ de _____ de _____.

LCDA. JANICE M. MIRANDA CLAUDIO
Sub Administradora
Administración de Vivienda Pública

LCDO. MIGUEL B. HERNANDEZ VIVONI
Secretario
Departamento de la Vivienda

Draft

ACTIVIDADES

Charla de Inmigración

La Asociacion de Barahoneros Residentes en Puerto Rico (ABAPUR) invita al público a la charla: 'Inmigración y Naturalización', con personal del Servicio de Inmigración de los Estados Unidos en Puerto Rico, esta noche a la 7:00 p.m., en el local de la Alianza Dominicana.

Clínicas de salud en Culebra

El Departamento de Salud, la Guardia Nacional, el Municipio de Culebra, Health Promed, Walgreens, Humane Society de Puerto Rico, la Compañía Senos de Puerto Rico y el Colegio de Veterinarios aunarán esfuerzos hoy, viernes 18 y mañana, sábado 19 de febrero para llevarle a los culebrenses una serie de talleres educativos y motivacionales, así como clínicas de salud. Durante esta actividad, que se llevará a cabo en la Escuela Ecológica del Municipio a partir de las 8:00 de la mañana, los participantes tendrán la oportunidad de disfrutar de clínicas de salud tales como prueba de detección de cáncer de seno, mamografía, peso e índice de masa corporal, toma de presión arterial, glucosa, colesterol, pruebas de VIH y sífilis, vacunación de Influenza, vacunación contra el Virus de Papiloma Humano (HPV) para las jóvenes entre los 11 y 18 años, entre otros servicios de salud preventiva.

Desayuna gratis por College Board

La empresa Burger King ofrecerá desayuno gratis a todos los estudiantes que presenten su comprobante para el examen del College Board, mañana, sábado 19 de febrero. El desayuno gratis estará disponible desde las 6:00 de la mañana hasta 9:00 a.m. Los estudiantes podrán seleccionar entre las siguientes combinaciones: Tostadas Mi Pan con jamón y queso, Mallorca con mantequilla o una rica Avena Quaker, acompañados de jugo de china de 12 onzas o café de ocho onzas. La empresa les desea mucho éxito a todos los estudiantes ese día tan importante.

Natalicio Luis Muñoz Marín

La Fundación Luis Muñoz Marín (FLMM) invita al público en general a las actividades en conmemoración del 113 mo aniversario del natalicio de don Luis Muñoz Marín (1898-1980), las cuales se llevarán a cabo este lunes, 21 de febrero en los predios del Parque Doña Inés, localizado en la Marginal del Expreso de Río Piedras a Trujillo Alto, junto a la Fundación LMM. Los actos oficiales comenzarán a las 10:00 de la mañana en la Catedral de las Ceibas en el Parque Doña Inés. En esa ocasión, la oradora invitada será la honorable Sila María Calderón, ex gobernadora. Para más información puede comunicarse a la Fundación Luis Muñoz Marín a través de los siguientes números: (787) 755-7979, (787) 755-4506 o (787) 761-7442.

NOTICE

DEPARTMENT OF HOUSING
Government of Puerto Rico

"Building today the Puerto Rico of tomorrow"

GOVERNMENT OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION

AGENCY PLAN 2011-2012
PUBLIC HEARINGS

According to the publication of January 31, 2011 regarding the Public Hearing, the Aguadilla public hearing has been changed to the following date:

Monday, March 28, 2011: 9:00 a.m. - Aguadilla – Manuel Mendez Ballester Amphitheater, 5th floor, Municipality of Aguadilla City Hall.

Residents of the following municipalities are invited: Aguadilla, San Sebastián, Isabela, Moca, Aguada, Rincón, Añasco, Quebradillas, Camuy, Lares, Utuado, Hatillo, Arecibo, Barceloneta, Florida, Manatí, Morovis, Ciales, Las Marías, Mayagüez, Maricao, Hormigueros, San Germán, Sabana Grande, Cabo Rojo, Lajas and Guánica.

It should be noted, that the public hearings scheduled for Wednesday, March 23, 2011 in the Municipality of Bayamón and Thursday, March 24, 2011 in the Municipality of Ponce at 9:00 am, according to the notice published on February 3, 2011 has no amendments.

If you require reasonable accomodation, please contact the project administrator to provide you with the necessary assistance.

We invite the public in general to attend these public hearings.

Miguel E. Hernández-Vivoni, Esq.
Secretary
PR Department of Housing

www.vivienda.gobierno.pr

AVISO

DEPARTAMENTO DE LA VIVIENDA
Gobierno de Puerto Rico

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GOBIERNO DE PUERTO RICO
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

PLAN DE LA AGENCIA 2011-2012
VISTAS PÚBLICAS

Segun publicado el lunes, 31 de enero de 2011, en el Periódico Primera Hora con relación a las vistas públicas que se llevarán a cabo, se enmienda la Vista Publica a celebrarse el dia 18 de marzo de 2011, para la siguiente fecha:

lunes, 28 de marzo de 2011; 9:00 a.m. a 12:00m – Aguadilla – Anfiteatro Manuel Méndez Ballester, Piso 5, Casa Alcaldía, Municipio de Aguadilla.

Incluye los siguientes Municipios: Aguadilla, San Sebastián, Isabela, Moca, Aguada, Rincón, Añasco, Quebradillas, Camuy, Lares, Utuado, Hatillo, Arecibo, Barceloneta, Florida, Manatí, Morovis, Ciales, Las Marías, Mayagüez, Maricao, Hormigueros, San Germán, Sabana Grande, Cabo Rojo, Lajas y Guánica.

De acuerdo al anuncio publicado el 3 de febrero de 2011, las vistas públicas pautadas para el miércoles, 23 de marzo de 2011, en el Municipio de Bayamón y el jueves, 24 de marzo de 2011 en el Municipio de Ponce a las 9:00 am no sufren enmiendas.

Se proveerá transportación para los residentes de los proyectos de vivienda pública que la soliciten. De usted necesitar acomodo razonable, favor de comunicarse con el administrador de su proyecto para que pueda proveerle la asistencia necesaria.

Se exhorta a todos los ciudadanos a participar de estas vistas públicas.

Lcdo. Miguel D. Hernández Vivoni
Secretario
Departamento de la Vivienda

www.vivienda.gobierno.pr

GOBIERNO DE PUERTO RICO
OFICINA DEL GOBERNADOR
JUNTA DE CALIDAD AMBIENTAL
PUERTO RICO VERDE

AVISO AMBIENTAL

INTENCIÓN DE EMITIR CERTIFICADO DE CALIDAD DE AGUA
Solicitud de Permiso Conjunta JPA-872

La Junta de Calidad Ambiental (JCA) ha recibido una petición de Certificado de Calidad de Agua (CCA) para depositar material de relleno en agua de los Estados Unidos, en el Barrio Buena Vista del Municipio de Humacao, Puerto Rico.

El peticionario, Sr. José A. Valdés, Presidente de Empresas VRM, solicita autorización para descargar material de relleno sobre aproximadamente 0.6065 acre de humedales herbáceos y 0.0538 acre de un drenaje natural para la construcción del Complejo Residencial Palacios de Humacao. Según el solicitante el depósito de material de relleno es para elevar y nivelar los contornos topográficos de la propiedad y la instalación de dos alcantarillas. Como medida de mitigación el solicitante propone el mejoramiento de 4.3562 acres de humedal distribuidos en el área de humedal que se conservará dentro de la propiedad. También el peticionario propone conservar en su estado natural el área restante de los drenajes naturales de la propiedad, para una conservación de 3.3584 acres.

El propósito del proyecto es construir el Complejo Residencial Palacios de Humacao para suplir la necesidad y demanda de vivienda en el Municipio de Humacao y pueblos limítrofes.

El proyecto estará localizado en una propiedad de aproximadamente 180 acres, localizada en la Carretera Estatal Núm. 923, del Barrio Buena Vista en el Municipio de Humacao, en la latitud 18° 07'32.27" norte y longitud 65° 48'11.66" oeste.

El cuerpo de agua donde se llevará a cabo el proyecto está clasificado como SD por el Reglamento de Estándares de Calidad de Agua, según enmendado.

La Sección 401 de la Ley Federal de Agua Limpia PL 95-217 (*Federal Clean Water Act*) requiere que antes de que alguna agencia federal, en este caso el Cuerpo de Ingenieros del Ejército de los Estados Unidos (*U.S. Army Corps of Engineers*), pueda expedir un permiso bajo la Sección 404, se deberá obtener un Certificado de Calidad de Agua de la agencia estatal que tenga jurisdicción sobre el control de la contaminación de las aguas. En Puerto Rico dicha responsabilidad recae sobre la Junta de Calidad Ambiental.

El Certificado de Calidad de Agua se expide a los efectos de asegurarse que la actividad cumplirá con las Secciones 301 302, 303, 306 y 307 de la ley antes mencionada. La Sección 301 define los límites de efluente para fuentes precisadas, incluyendo instalaciones de tratamiento públicas y privadas y las fechas en que deben ser implementados, así como los estándares de calidad de agua que le sean aplicables. La Sección 302 se refiere a los límites de efluente más estrictos relacionados a la calidad del agua. La Sección 303 concierne a los estándares de calidad de agua promulgados por cada estado. La Sección 306, concierne a los límites de efluente para fuentes nuevas (*New Sources*), según se define en esa misma sección. La Sección 307 trata sobre límites de descarga para sustancias tóxicas y los requisitos de pre-tratamiento para aguas usadas que descargan en sistemas de tratamiento.

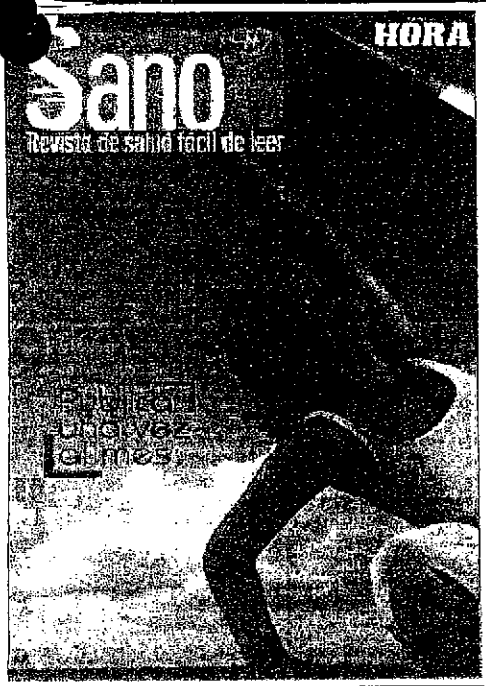
Copia de la solicitud del CCA y otros documentos relevantes están a la disposición del público para ser examinados en la División de Permisos para Fuentes Precisadas del Área de Calidad de Agua de la Junta de Calidad Ambiental, sita en el Piso 3 Ala A Oficina 301 del Edificio de Agencias Ambientales Cruz A. Matos, Urb. San José Industrial Park, 1375 Avenida Ponce de León, San Juan, Puerto Rico 00926-2604. Copia de dichos documentos se pueden adquirir ($0.20 por pliego) en el lugar antes mencionados entre 8:00 a.m. y las 4:00 p.m., de lunes a viernes o escribiendo a la siguiente dirección: Junta de Calidad Ambiental, P.O. Box 11488, San Juan, Puerto Rico 00910.

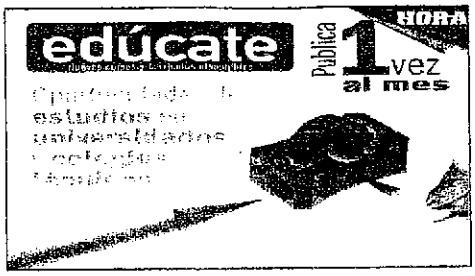
Las partes interesadas o afectadas pueden someter sus comentarios o solicitar una vista pública por escrito al Director del Área de Calidad de Agua y al Presidente de la JCA, respectivamente, no más tarde de treinta (30) días a partir de la publicación de este aviso. La fecha límite para someter comentarios puede ser extendida si se estima necesario o apropiado para el interés público. La solicitud para una vista pública deberá señalar la razón o las razones que en la opinión del solicitante ameritan la celebración de la misma. De realizarse vista pública los interesados o afectados tendrán una oportunidad razonable para presentar evidencia o testimonio sobre si se emite o deniega el Certificado de Calidad de Agua, si el Presidente determina que dicha vista es necesaria o apropiada.

Lcdo. Pedro J. Nieves Miranda
Presidente

Este anuncio se publicó conforme a lo requerido por la Ley sobre Política Pública Ambiental, Ley Núm. 416 del 22 de septiembre de 2004, según enmendada. El costo del Aviso Público es sufragado por la entidad peticionaria.

AVISOS Y





NOTA ACLARATORIA
MUNICIPIO DE COAMO
PUERTO RICO

CORRECIÓN CANTIDAD PROPÓSITO

El 16 de febrero de 2011 se publicó un Aviso de Vista Pública para la emisión de $2,095,000 en Bono de Obligación Especial de 2011. Por error involuntario se indicó la cantidad incorrecta en el valor de la propiedad en la partida adquisición de propiedades; debe leer, calle José I. Quinton #128 por $175,500, con un subtotal de $359,100.

Nota aclaratoria Repaso ASVAB Inc.

Corrección de frase en editorial

El 17 de febrero de 2011 se publicó un editorial sobre el repaso del ASVAB donde indica por error involuntario la siguiente frase: Según las estadísticas de MEPS (Military Entrance Processing Station) debe leer; Según las estadísticas de (Repaso ASVAB Inc.)

EDICTO

J-1997-0217[3-MAR-92208]
Estado Libre Asociado de Puerto Rico Tribunal General de Justicia Tribunal de Primera Instancia Sala Superior Municipal de San Juan BANCO SANTANDER PUERTO RICO, LUIS PEREZ VEGA y MARIA CIRAUD DE PEREZ POR SI Y EN REPRESENTACION DE LA SOCIEDAD LEGAL DE BIENES GANANCIALES POR AMBOS COMPUESTA Demandante(s) Y JUAN DEL PUEBLO I, AL JR COMO CUALQUIER PERSONA DESCONOCIDA CON POSIBLE INTERES EN LA OBLIGACION CUYA CANCELACION POR DECRETO JUDICIAL SE SOLICITA Demandado(s) Civil Núm: K CP2010-0025 Sala: 504 Sobre: Cancelación de Pruare Hipotecario. Extraviado NOTIFICACIÓN DE SENTENCIA POR EDICTO A: Juan Del Pueblo I al JR como cualquier persona desconocida con posible interés en la obligación cuya cancelación por decreto judicial se solicita. [Nombre de las partes a las que se le notifican la sentencia por edicto.] El Secretario (a) que suscribe notifica a usted que el 3 de febrero de 2011 este Tribunal ha dictado Sentencia, Sentencia Parcial o Resolución en relación con dicho caso debidamente registrada y archivada en autos donde podrá usted enterarse detalladamente de los términos de la misma. Esta notificación se publicará una sola vez en un periódico de circulación general en la Isla de Puerto Rico dentro de los 10 días siguientes a su notificación Y siendo el propósito usted una parte en el procedimiento supra o los términos en la sentencia sentencia parcial o resolución de la cual puede establecerse recurso de revisión o apelación dentro del término de 30 días contados a partir de la publicación por edicto de esta notificación dicho unidad está notificación que se considerará hecha en la fecha de la publicación de este edicto. Copia de esta notificación ha sido archivada en los autos de este caso con fecha de 6 de febrero de 2011. En San Juan Puerto Rico el 6 de febrero de 2011. Lcda Rebecca Rivera Torres Nombre Secretario (a) Regional. María Elena Cordillo Cruz Nombre Secretario (a) Auxiliar Regional Firma Secretario (a) Auxiliar

C·O·N·O·C·E
CONSORCIO NORTE CENTRAL
A R E C I B O
TU CAMINO AL EMPLEO.

AVISO PÚBLICO

La junta de Alcaldes y la Junta Local de Inversión para el Desarrollo de la Fuerza Trabajadora de C·O·N·O·C·E en cumplimiento con lo dispuesto en la Sección 118, según firmada el 7 de agosto de 1998, conocida como "Workforce Investment Act" (WIA), informa a los residentes de los pueblos de: Adjuntas, Arecibo, Camuy, Hatillo, Jayuya, Lares, Quebradillas y Utuado, que trabajaron bajo el programa de Experiencia de Trabajo y/o Internado durante el año 2010 y que no han recibido su Comprobante de Retención (Forma 499-2/W2PR) del año 2010.

Estos fueron devueltos a nuestra oficina por insuficiencia en sus direcciones postales y los mismos, estarán disponibles para su entrega en la Oficina Central.

Para información adicional, favor de comunicarse a la siguiente dirección: Oficinas Centrales de C·O·N·O·C·E, Avenida José de Diego, Número 108, (frente a Plaza Pública), en Arecibo. Atención: Departamento de Finanzas, Sra Anna M. Gonzalez Velázquez, teléfonos: (787) 879-4439, 815-0063, 879-3090, 879-3095, 879-4471, 879-4472, 879-4473, 879-4872, o anuestra línea libre de cargos al 1-866-926-6623, TTY (787) 815-0061 Ext. 338 de lunes a viernes de 8:00 A.M. a 4:30 P.M.

Ronnie Alvarado Santiago
Director Ejecutivo
C.O.N.O.C.E.

Patrono auspiciado con Fondos de la Ley de Inversión en la Fuerza Trabajadora (WIA)
Patrono/Programa con Igualdad de Oportunidades de Empleo
Servicios y Ayudas auxiliares están disponibles a solicitud de personas con impedimentos
Dudas o quejas, favor comunicarse con el Oficial de Ley de Igualdad de Oportunidades en el Empleo Centro de Trabajo Libre de Drogas y Alcohol
P.O. Box 9933, Arecibo, PR 00613, Tel. (787) 879-3090, Ext. 312, TTY (787) 815-0061

NOTICE

DEPARTMENT OF HOUSING
Government of Puerto Rico

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GOVERNMENT OF PUERTO RICO
PUERTO RICO PUBLIC
HOUSING ADMINISTRATION

AGENCY PLAN 2011-2012
PUBLIC HEARINGS

According to the publication of January 31, 2011 regarding the Public Hearing, the Aguadilla public hearing has been changed to the following date:

Monday, March 28, 2011: 9:00 a.m. - Aguadilla – Manuel Méndez Ballester Amphitheater, 5th floor, Municipality of Aguadilla City Hall.

Residents of the following municipalities are invited: Aguadilla, San Sebastián, Isabela, Moca, Aguada, Rincón, Añasco, Quebradillas, Camuy, Lares, Utuado, Hatillo, Arecibo, Barceloneta, Florida, Manatí, Morovis, Ciales, Las Marías, Mayagüez, Maricao, Hormigueros, San Germán, Sabana Grande, Cabo Rojo, Lajas and Guánica.

It should be noted, that the public hearings scheduled for Wednesday, March 23, 2011 in the Municipality of Bayamón and Thursday, March 24, 2011 in the Municipality of Ponce at 9:00 am, according to the notice published on February 3, 2011 has no amendments.

If you require reasonable accomodation, please contact the project administrator to provide you with the necessary assistance.

We invite the public in general to attend these public hearings.

Miguel B. Hernandez-Viruet, Esq
Secretary
PR Department of Housing

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AVISO

DEPARTAMENTO DE LA VIVIENDA
Gobierno de Puerto Rico

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VIVIENDA PÚBLICA

PLAN DE LA AGENCIA 2011-2012
VISTAS PÚBLICAS

Según publicado el lunes, 31 de enero de 2011, en el Periódico Primera Hora con relación a las vistas públicas que se llevarán a cabo, se enmienda la Vista Pública a celebrarse el día 28 de marzo de 2011, para la siguiente fecha:

lunes, 28 de marzo de 2011: 9:00 a.m. a 12:00m – Aguadilla – Auditorio Manuel Méndez Ballester, Piso 5. Casa Alcaldía. Municipio de Aguadilla.

Incluye los siguientes Municipios: Aguadilla, San Sebastián, Isabela, Moca, Aguada, Rincón, Añasco, Quebradillas, Camuy, Lares, Utuado, Hatillo, Arecibo, Barceloneta, Florida, Manatí, Morovis, Ciales, Las Marías, Mayagüez, Maricao, Hormigueros, San Germán, Sabana Grande, Cabo Rojo, Lajas y Guánica.

De acuerdo al anuncio publicado el 3 de febrero de 2011, las vistas públicas pautadas para el miércoles, 23 de marzo de 2011, en el Municipio de Bayamón y el jueves, 24 de marzo de 2011 en el Municipio de Ponce a las 9:00 am no sufren enmiendas.

Se proveerá transportación para los residentes de los proyectos de vivienda pública que lo soliciten. De usted necesitar acomodo razonable, favor de comunicarse con el administrador de su proyecto para que pueda proveerle la asistencia necesaria.

Se exhorta a todos los ciudadanos a participar de estas vistas públicas.

Lcdo. Miguel B. Hernández Viruet
Secretario
Departamento de la Vivienda

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VIVIENDA

GOBIERNO DE PUERTO RICO
ADMINISTRACIÓN DE
VIVIENDA PÚBLICA

PLAN DE LA AGENCIA 2011-2012
VISTAS PÚBLICAS

Según publicado el jueves, 31 de enero de 2011 en el Periódico Primera Hora con relación a las vistas públicas que se llevarán a cabo, se anunciaba la Vista Pública a celebrarse los días 16 y 17 de marzo de 2011 para los siguientes lugar:

1. miércoles, 23 de marzo de 2011: 9:00 a.m. a 12:00m
Dayamón - Colegio Rafael Rodríguez, Salón Angelo, Municipio de Dayamón

Incluye los siguientes Municipios: Dayamón, Los Baja, Los Alta, Dorado, Vega Baja, Vega Alta, Florida, Barceloneta, Manatí, Corozal, Naranjito, Comerío, Cidra, San Juan, Trujillo Alto, Carolina, Canóvanas, Loíza, Aguas Buenas, Caguas, Gurabo, Juncos, Las Piedras, Naguabo, Humacao, Yabucoa y Maunabo

2. jueves, 24 de marzo de 2011: 9:00 a.m. a 12:00m
Ponce – Centro de Convenciones "El Semáforo", Municipio de Ponce

Incluye los siguientes Municipios: Ponce, Yauco, Guayanilla, Peñuelas, Adjuntas, Jayuya, Utuado, Lares, Villalba, Orocovis, Coamo, Aibonito, Cidra, Cayey, Santa Isabel, Salinas, Guayama, Arroyo, Patillas, Caguas, San Lorenzo, Gurabo, Juncos, Las Piedras, Naguabo, Humacao, Yabucoa y Maunabo

Cabe recordar, que la vista pública pautada para el viernes, 18 de marzo de 2011 a las 9:00 a.m. en el Municipio de Aguadilla no sufre enmiendas. A continuación la información:

• viernes, 18 de marzo de 2011: 9:00 a.m. a 12:00m
Aguadilla - Anfiteatro Manuel Morales, Balneario Poza 5, Casa Alcaldesa, Municipio de Aguadilla,

Incluye los siguientes Municipios: Aguadilla, San Sebastián, Isabela, Moca, Aguada, Rincón, Aguadilla, Quebradillas, Camuy, Lares, Hatillo, Arecibo, Barceloneta, Florida, Utuado, Manatí, Ciales, Las Marías, Mayagüez, Maricao, Hormigueros, San Germán, Sabana Grande, Cabo Rojo, Lajas y Guánica

Se proveerá transportación para los residentes de los proyectos en manejo público que lo soliciten. De usted necesitar acomodo especial favor de comunicarse con el administrador de su proyecto para que pueda proveerle la asistencia necesaria o llamar al (787) 759-9407 ext. 2642 o 3018.

Se extiende a todos los ciudadanos a participar de estas vistas públicas.

Ivelisse Vizcarrondo Quiñones
Secretaria
Departamento de la Vivienda

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NOTICE

VIVIENDA

GOVERNMENT OF PUERTO RICO
PUERTO RICO PUBLIC
HOUSING ADMINISTRATION

AGENCY PLAN 2011-2012
PUBLIC HEARINGS

According to the publication on January 31, 2011 regarding the Public Hearings, the Dayamon and Ponce public hearings have been changed to the following dates:

1. Wednesday, March 23, 2011: 9:00 a.m.
Dayamón - Rafael Rodríguez Coliseum, "Angelo" Room in the Municipality of Dayamon

Residents of the following municipalities are invited: Dayamón, Los Baja, Los Alta, Dorado, Vega Baja, Vega Alta, Florida, Barceloneta, Manatí, Corozal, Naranjito, Comerío, Cidra, San Juan, Trujillo Alto, Carolina, Canóvanas, Loíza, Aguas Buenas, Caguas, Gurabo, Juncos, Las Piedras, Naguabo, Humacao, Yabucoa and Maunabo

2. Thursday, March 24, 2011: 9:00 a.m.
Ponce - El Semaforo Convention Center, Municipality of Ponce

Residents of the following municipalities are invited: Ponce, Yauco, Guayanilla, Peñuelas, Adjuntas, Jayuya, Utuado, Lares, Villalba, Orocovis, Coamo, Aibonito, Cidra, Cayey, Santa Isabel, Salinas, Guayama, Arroyo, Patillas, Caguas, San Lorenzo, Gurabo, Juncos, Las Piedras, Naguabo, Humacao, Yabucoa and Maunabo

It should be noted that the public hearing scheduled for Friday, March 18, 2011 at 9:00 a.m. in the Municipality of Aguadilla has no amendments. Following information:

• Friday, March 18, 2011: 9:00 a.m. a 12:00m
Aguadilla - Manuel Morales Balneario Amphitheater, Station, Municipality of Aguadilla, Poza No. 5,

Residents of the following municipalities are invited: Aguadilla, San Sebastian, Isabela, Moca, Aguada, Rincón, Añasco, Quebradillas, Camuy, Lares, Hatillo, Arecibo, Barceloneta, Florida, Utuado, Manatí, Ciales, Las Marías, Mayagüez, Maricao, Hormigueros, San Germán, Sabana Grande, Cabo Rojo, Lajas and Guánica

If you require reasonable accommodations, please contact the project administrator to provide you with the necessary assistance.

We invite the public in general to attend these public hearings.

Ivelisse Vizcarrondo Quiñones
Secretary
Department of Housing

www.vivienda.gobierno.pr

MUNICIPIO DE HORMIGUEROS

Estado Libre Asociado de Puerto Rico

Honorable Pedro J. García Figueroa
Alcalde

AVISO VISTA PÚBLICA

El Municipio de Hormigueros invita al público en general y participantes del Programa de Sección "8" a emitir sugerencias y/o comentarios concernientes a la actualización del Plan Anual para el año fiscal 2011-2012.

El Plan Anual incluirá la misión del Municipio de Hormigueros para trabajar con las necesidades de las familias de ingresos bajos. Además, incluye las metas y objetivos que permitan al Municipio evaluar las necesidades de las familias identificadas con el Plan.

El Plan Anual incluirá información y servicios que se ofrecen bajo el programa. En éste también se incluye la estrategia del Municipio para lidiar con los aspectos operacionales, las preocupaciones y necesidades de los participantes para el próximo año fiscal.

Se celebrará una Vista Pública el martes, 22 de marzo de 2011 a las 10:00 a.m. en el Salón de la Legislatura Municipal de Hormigueros cumpliendo con los 45 días establecidos en el (24 CFR 903 and PIH Notice 2008-41). El propósito de la Vista Pública es recopilar reacciones a las enmiendas propuestas en el Plan Anual.

Para más información pueden visitar nuestras oficinas y/o comunicarse al (787) 849-4021.

En Hormigueros, Puerto Rico, hoy mié 1 de febrero de 2011

PEDRO JUAN GARCÍA FIGUEROA
ALCALDE

Apartado 87 • Hormigueros, PR 00660 • Tel. 787-849-4015

COOPERATIVA DE AHORRO Y CRÉDITO LA COMERIEÑA

Cuentas no Reclamadas
Cooperativa A/C La Comerieña

ALICEA ROBLES RAFAELA	1,237.73	MELENDEZ FALCON MARIA I.	1,887.92
AYALA VAZQUEZ MATEO	259.68	NEGRON GARCIA LUIS O.	152.98
BAEZ DELGADO RAMON A.	1,703.97	NEGRON NEGRON MARILU	109.46
CLASE GRADUANDA ELISIUM	124.42	NIETO GONZALEZ KAI N.	649.81
CLASE GRADUANDA SIANERUSIY	236.43	NIEVES ZAYAS WALESKA	1,169.97
COLON ALICEA CARMEN I	20,010.35	ORTIZ MARCANO LOURDES	220.28
CRUZ DIAZ ALEXANDER	1,186.42	ORTIZ RIGUERO EMMANUEL	121.41
CRUZ DIAZ LIZ A.	401.21	ORTIZ ROSADO NORMA IRIS	254.39

Universidad de Puerto Rico

Recinto de Ciencias Médicas

DEPARTAMENTO DE COMPRAS Y SUMINISTROS
JUNTA DE SUBASTAS
AVISO DE SUBASTA FORMAL
RCM-10-11-06

ESCUELA DE MEDICINA DENTAL
ADQUISICION DE MATERIALES E INSTRUMENTOS DENTALES PARA LOS ESTUDIANTES

El 17 de febrero de 2011, a las 10:00 a.m. se celebrará una reunión pre-subasta en la Oficina de Compras y Suministros. La asistencia a la misma es recomendada a todos los licitadores. Interesados en participar de esta subasta deben pasar por la Oficina de Compras y Suministros del 7 al 16 de febrero de 2011 de 8:00 a.m. a 2:00 p.m. a recoger los pliegos

EL VOCERO / Dennis R. Jones

Sigue la violencia en el área de Bayamón, un hombre fue ultimado en la urbanización Santa Juanita.

Siguen los asesinatos

La ola de crímenes parece no tener fin

RAÚL CAMILO TORRES
EL VOCERO

Cinco asesinatos cometidos en las primeras 24 horas de febrero han elevado a 117 los crímenes de sangre ocurridos en el presente año, 36 más, en comparación con los primeros 33 días del 2010. De estos homicidios, 2 fueron reportados en Bayamón, municipio que encabeza la lista de asesinatos según el informe que brinda la Superintendencia Auxiliar de Operaciones Estratégicas de la Policía.

La tabla acumulativa, que expone los incidentes en las regiones policíacas, especifica que la Ciudad del Chicharrón tiene hasta hoy 28 crímenes violentos, seguido de San Juan con 23. Para el mismo período de tiempo, en el año pasado, el total de muertes violentas en Bayamón era de 12.

Los incidentes más recientes que engrosaron la fatal estadística se escenificaron en las cercanías del Hogar Crea en Río Plantation, donde fue hallado el cuerpo de un hombre acribillado a balazos y en la urbanización Santa Juanita, ambos ocurridos a primeras horas de la mañana del miércoles.

Sobre el primer caso, la Policía no ha podido identificar a la víctima de aproximadamente 25 a 30 años y quien tenía varios impactos de proyectil en todo su cuerpo. El occiso de tez blanca y pelo color marrón vestía camisa blanca, mahón negro y tenis.

El segundo incidente ocurrió en la calle España esquina #41 de la urbanización antes mencionada. Allí las autoridades identificaron el cadáver de Juan E Delgado Suárez, de 37 años, quien al momento de su ejecución manejaba una bicicleta.

Estos homicidios se sumaron al reportado en horas de la noche del martes cuando Fred Anthony Monell García, de 18 años y residente de San Juan murió a causa de las múltiples heridas de bala recibidas mientras se encontraba en el centro comercial Eastern Plaza, de Pajardo.

En otros hechos de violencia, esta vez en el municipio de Las Piedras, la Policía informó de la muerte de Víctor M. Rodríguez Delgado, de 36 años, a quien apodaban 'Coco'. El hombre fue alcanzado por varios balazos que un individuo aún no identificado le realizó frente a la residencia del ahora difunto en el barrio Collores.

Todos estos crímenes ocurrieron posteriormente al reportado el pasado martes en Puerto Nuevo, donde falleció a tiros José Rodríguez Montañez, de 33 años, tras ser emboscado en momentos que se disponía entrar a su turno de trabajo.

Atropellados

Dos personas mayores de edad se recuperaban satisfactoriamente de sus heridas tras ser atropelladas en momentos que se disponía a cruzar la avenida Ponce de León, frente al hospital Auxilio Mutuo, en Hato Rey. Francisco Feliciano Cortés, de 75 años y Sinforosa Velázquez Torres, de 76, fueron impactados en horas de la mañana por un Chevrolet Lumina, vehículo conducido por José Rivera Solá, de 64 años.

Robos en Carolina

La Policía detuvo a dos sujetos relacionados a igual número de atracos cometidos en lugares diferentes en el municipio carolinense. En el hecho más reciente se dijo que en las cercanías del restaurante Bebo's –que ubica en la marginal Los Ángeles– fue arrestado un mozalbete de 17 años, tras alegadamente hurtar mediante amenaza un celular a un parroquiano que allí se encontraba. El segundo incidente se perpetró en el estacionamiento de Plaza Carolina cuando Miguel Nieves Nieves fue despojado de $650 por un hombre del cual se desconoce identidad. La Policía logró detener posteriormente a un sospechoso en el área de Caimito, en Río Piedras, que alegadamente está relacionado con este hecho. Los casos serían evaluados por la Fiscalía para la posible radicación de faltas en el caso del menor y cargos criminales contra el hombre detenido en Caimito.

Hurtan cobre a tutiplén

Los cacos continúan en su afán de robar cobre para costear sus vicios, cuando en menos de 12 horas la Policía de San Juan informó de varios robos del valioso material en diferentes escenas. En la calle José Hidalgo Díaz de la urbanización Caldas, en Río Piedras, los ladrones penetraron una residencia donde además de robarse el cobre de tubería, se llevaron una máquina de lavado a presión. Mientras que en la empresa Carrier, que ubica en el #360 de la avenida 65 de Infantería, los "dueños de lo ajeno" se apropiaron de tuberías de cobre de los acondicionadores de aire. Los rollos fueron valorados en $350.

(Raúl Camilo Torres, EL VOCERO)

NOTA ACLARATORIA

[illegible]

NOTICE

VIVIENDA
GOVERNMENT OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION

AGENCY PLAN 2011-2012
PUBLIC HEARINGS

[illegible]

www.vivienda.gobierno.pr

AVISO

VIVIENDA
GOBIERNO DE PUERTO RICO
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

PLAN DE LA AGENCIA 2011-2012
VISTAS PÚBLICAS

[illegible]

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ESTADO LIBRE ASOCIADO DE PUERTO RICO

Gobierno Municipal de Maricao

OFICINA DE LA SECRETARIA MUNICIPAL

Apartado 837

Maricao, Puerto Rico 00606

AVISO DE SUBASTA

NÚM. 005-2010-2011

EQUIPO MODULAR

La Honorable Junta de Subasta del Municipio de Maricao recibirá proposiciones en pliegos cerrados para lo siguiente:

1. *Equipo Modular Para Nuevo Casa Alcaldía*

Preasamblea:
Fecha: jueves, 10 de febrero de 2011
Hora: 10:00 a.m.
Lugar: Biblioteca Pública

Subasta:
Fecha: jueves, 24 de febrero de 2011
Hora: 10:00 a.m.
Lugar: Biblioteca Pública

La Asistencia a la Preasamblea será REQUISITO para licitar. Copia de los planos y especificaciones deberán ser obtenidas a partir del martes 1 de febrero de 2011 hasta el jueves 10 de febrero de 2011, en la Oficina de Secretaría Municipal, mediante el depósito (no reembolsable) de $100.00 a nombre del Director de Finanzas. Los licitadores deberán radicar sus propuestas en la Oficina de Secretaría Municipal en o antes de la fecha y hora indicada de la subasta según este anuncio. Toda licitador deberá [illegible] depósito o fianza provisional "Bid Bond" montante al 5% (cinco por ciento) del costo total de la licitación. Éste puede ser suministrado en efectivo, cheque certificado, giro postal a nombre del Director de Finanzas, será recibido única y exclusivamente en la Oficina de Recaudaciones del Departamento de Finanzas. La fianza de una compañía aseguradora reconocida por el Comisionado de Seguros de Puerto Rico, se aceptará dentro de los sobres acompañando las propuestas.

Se solicita la cooperación de los licitadores e interesados de que provean un original y 4 copias de su propuesta. Las propuestas deberán entregarse en sobres sellados y rotulados en la parte externa el Número de Subasta, Fecha y Hora de apertura, Nombre del licitador, dirección y teléfono del su compañía. Se les advierte a todos los licitadores que a tenor con la LEY DE MUNICIPIOS AUTONOMOS Y EL MEMORANDUM CIRCULAR OCAM 99-21, será necesario para que cualquier persona natural o jurídica pueda otorgársele un contrato con el Municipio, el que cumpla con lo siguiente: certificar que ha cumplido con todas sus responsabilidades fiscales, tanto con el Estado Libre Asociado de Puerto Rico, como con los Municipios en lo relativo a certificaciones sobre ingresos, contribuciones sobre la propiedad inmueble o mueble, patentes municipales y cualquier otra contribución, arbitrio o licencia estatal o municipal. La Honorable Junta de Subastas del Municipio de Maricao, Puerto Rico, tendrá el derecho de estudiar las propuestas por treinta (30) días a partir de la fecha de la Subasta y se reserva el derecho de aceptar o rechazar una o cualquiera de los licitadores y de adjudicar la buena pro en beneficio de los mejores intereses del Municipio de Maricao.

Dado en Maricao, Puerto Rico, a los 31 días del mes de enero de 2011.

Hon. Gilberto Pérez Valentín
Alcalde

Sra. Wilmie Sánchez Feliciano
Secretaria Municipal

AVISO VISTAS PUBLICAS

DEPARTAMENTO DE LA VIVIENDA

GOBIERNO DE PUERTO RICO
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

PLAN DE LA AGENCIA 2011-2012
VISTAS PÚBLICAS

La Administración de Vivienda Pública ha desarrollado el borrador del Plan de la Agencia para el Año Fiscal 2011-2012 y el borrador del Plan de Acción Capital 2011-2016 conforme [illegible] Ley de Responsabilidad de Trabajo y Calidad de Vivienda del 1998. Los borradores de estos documentos estarán disponibles para revisión de los residentes de vivienda pública y el público en general en la Oficina de Administración de los proyectos de vivienda pública y en la Oficina de Planificación Estratégica de la Administración de Vivienda Pública [illegible] Juan C. Cordero Dávila, Avenida Roosevelt [illegible] o a través de nuestra página de Internet [illegible].

Las vistas públicas se celebrarán en las siguientes fechas y localizaciones:

1. miércoles, 16 de marzo de 2011: 9:00 a.m. a 12:00m
[illegible]
[illegible]

2. jueves, 17 de marzo de 2011: 9:00 a.m. a 12:00m
Ponce – Centro de Convenciones "El Señorial", Municipio de Ponce.
[illegible]

3. viernes, 18 de marzo de 2011: 9:00 a.m. a 12:00m
Aguadilla – [illegible]
[illegible]

Se proveerá transportación para los residentes de los proyectos de vivienda pública que lo soliciten. De tener necesidad de acomodo razonable, favor de comunicarse con el administrador de su proyecto [illegible] al (787) 759-9407 ext. 3547 ó 3016.

Se invita a todos los residentes y al público en general a participar de estas vistas públicas.

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PUBLIC HEARINGS NOTICE

DEPARTMENT OF HOUSING

GOVERNMENT OF PUERTO RICO
PUERTO RICO PUBLIC HOUSING ADMINISTRATION

AGENCY PLAN 2011-2012
PUBLIC HEARINGS

The Puerto Rico Public Housing Administration (PRPHA) has developed the drafts for the Agency Plan for fiscal year 2011-2012 and the Annual Submission from 2011-2016 of the Capital Fund Program as required by the Quality Housing and Work Responsibility Act of 1998. The drafts will be available for the review of residents of Public Housing Projects and the public in general in [illegible] Office, the Strategic and Planning Office of the PRPHA, Juan C. Cordero Dávila Building, [illegible], or webpage [illegible]

The public hearings will be held in the following dates and locations:

1. Wednesday, March 16, 2011 - 9:00 a.m. a 12:00
[illegible]
[illegible]

2. Thursday, March 17, 2011 - 9:00 a.m. a 12:00
Ponce – El Señorial Convention Center, Municipality of Ponce.
[illegible]

3. Friday, March 18, 2011 - 9:00 a.m. a 12:00
Aguadilla – [illegible]
[illegible]

Transportation will be provided for the Public Housing Residents that request it. If you require reasonable accommodation, please contact the project administrator for the necessary assistance or call (787) 759-9407 ext. 3547 or 3016.

We invite the public in general to attend these public hearings.

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Public Hearing

Bayamón

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

"Hoy construimos un mejor Puerto Rico"

HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Miguel Stgo	Virgilio Dávila	Martinal Property	[illegible]
Adalgiza Toro	Virgilio Dávila	Martinal Property	Adalgiza Toro
Jose R. Rivera	Virgilio Dávila	Martinal Property	[illegible]
Tamara M. Sozado	Juana Matos	Matinas	[illegible]
Ussette Crespo	Juan Matos II	Matra	[illegible]
Luz M. Milla	Res. Sierra Linda	Cost. Control Comp.	[illegible]
Zulema Castro	Res. El Prado	American	Zulema Castro
Carmen Bonilla	El Prado	American	Carmen Bonilla
Guillermo Concepcion	Beatriz Lasalle	Administradora	Guillermo Concepcion
Carmen J. Cruz	AMAC	AMAC	[illegible]

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

"Hoy construimos un mejor Puerto Rico"

HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Orlando Merced	E. Ramos Antonini	American	[illegible]
Brenilda Santiago	MAS Corp.	MAS Corp.	[illegible]
Jose L. Luciano	Jardines de Catorce	Martinal Propietel Corp	Jose L. Luciano (por el CP)
Mirta Colón Pellicer	Las Gladiolas	Mas Corp	[illegible]
Ramón Cintrón Acevedo	Cordero Dávila	" "	Ramón Cintrón Acevedo
Milagros Díaz	Sabana Abajo	PROMA	Milagros Díaz
Glorivee Pérez	Luis Llorens Torres	PROMMA	Glorivee Pérez
Ana B. Barreto Ortiz	Villas de Sabana	Martinal	Ana Barreto Ortiz
Juana Mulero	Bella Vista	Martinal	Juana Mulero
Marla Pérez	Jard. de Capana	Martinal	[illegible]

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

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HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Luis R. Cruz	Bella Vista Heights	Martinal Property	[illegible]
Yeliz Rodríguez	Las Gardenias	Martinal	[illegible]
Manuel Ortiz	Las Gardenias	Martinal	[illegible]
Marlyn G. Pérez	El Manantial	Martinal	[illegible]
[illegible]	El Manantial	Martinal	[illegible]
Anabel Mansilla	Res. Sgte V.V. Calzada	PROMMA	[illegible]
Rosa M. García Cales	Diego Zalduondo	PROMMA	Rosa M. García Cales
Carmen H. Ojeda	Villa Esperanza	Cost Control	Carmen H. Ojeda
Lilla D. G.	Res. Baboza	Martinal	Lilla D. G.
Jeliza Santiago	Res. Jardines de Guaynabo	Martinal Property	Jeliza Santiago

DEPARTAMENTO DE LA
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HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Yelitza Alvarez	Cost Control	Cost control	[illegible]
Melixa Hernandez	Ramón Diaz Valcarcel	Martinal	[illegible]
Sylkia Diaz	Magnolia Gardens	Martinal	[illegible]
Lysandra Irene	Gardenias	Martinal	[illegible]
Lisandra J. Olivier	Yuquiyú 2.	Inn Capital	[illegible]
Daniel Clemente	Los Cedros	Inn Capital	[illegible]
Elizabet Mercado	Catañito Gardens	Inn-Capitol	[illegible]
Beatriz Andino	Catañito Gardens	Inn-Capitol	Beatriz Andino
[illegible]	Res. Los Mirtos	Inn Capital	[illegible]
Juan A. Morales	Martin Nadal	Martin Nadal	Juan A. Morales

DEPARTAMENTO DE LA
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Gobierno de Puerto Rico

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HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Brenda Romal	Martinez Nadal	Martinal	[illegible]
Carmelo Piñero	Juana Mato I	Martinal	Carmelo Piñero
[illegible]	Manuel A. Perez 3016	Fany Delgado	[illegible]
Sonia De Jesús Ster	[illegible]	Martinal	[illegible]
[illegible]	Ramón Perez	Martinal	[illegible]
Myriam Calderón	Grupo Nobel	MAP. 3016	[illegible]
[illegible]	La Alhambra	Maria Olivo	[illegible]
Angelica Colón	La Alhambra		[illegible]
Isabel Colon Benitez	Villa Esperanza	Secretario	Isabel Colon
Alicia Melendez	El Dorado	Cont. Control	Alicia Melendez

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

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HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
M. Camara		Grupo Norell	[illegible]
J. Costa		Grupo Norell	
Gianina Figueroa		Cost Control Coup	[illegible]
Norma E. Rosa	3-105 MAR	Cost Control	Norma E. Rosa

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

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HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Abraham Rodríguez	Brisas de Bay	Cost Control	[illegible]
Yahaira Fort	La Alegria Norte		
Maria T. Bezity	La Alegria Norte		[illegible]
Lorett Caro	La Alegria	Mautinal	[illegible]
Patricia Vilázquez	Promma	Promma	[illegible]
Mérida Calderón	Virg. Dávila		[illegible]
Josefina Moreno	Virgilio Dávila		Josefina Moreno
Jamaka Jorado	Juana Matos	Mattinal	[illegible]
[illegible]	Juan Matos II	MA	[illegible]
[illegible]	[illegible]		

DEPARTAMENTO DE LA
VIVIENDA
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Nombre	Proyecto	Agente Administrador	Firma
MARIA RIVAS VAZQUEZ	Las Camelias	American Management	[illegible]
Enid Ramírez Torres	[illegible]	Grupo Nor Inc	[illegible]
Diana Cabrera	All Project	Grupo Nor Inc	[illegible]
[illegible]	Beatriz Lasalle	American Management	[illegible]
Lourdes Madera	Beatriz Lasalle	American Management	[illegible]
Magdalena Vega Sierra	Las Camelias	American Management	[illegible]
MIGUEL ÁNGEL VALDÉS	BEATRIZ LASALLE	AMERICAN MANAGEMENT	[illegible]
Joan M. Mulero Claudio	El Prado	American Management	[illegible]
Virgen M. Alvarez	Beatriz Lasalle	American Management	[illegible]
Raquel Cruz Ortiz	Jardines de Cataño	Natural Properties	[illegible]

DEPARTAMENTO DE LA
VIVIENDA
Gobierno de Puerto Rico

"Hoy construimos un mejor Puerto Rico"

HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Migdalia Nieves	Jardines de Catano	Martinal Properties	Migdalia Nieves (parcial)
Lucy Torres	Nemesio R. Canales	Mas. Corp	Lucy Torres
Roberto Serrano		MAS CORP	[illegible]
José Rodríguez	Torres de Sabana	Proma VIP	José Rodríguez
Sandra Cádiz	Llorens Torres	PROMMA VIP	S Cádiz
Norma Rivera	El Toa	Martinal	[illegible]
Cesiah Toledo	El Toa	Martinal	Cesiah Toledo
Karen Díaz	Villa Sabana	Martinal	[illegible]
[illegible]	Bella Vista Hermosa	Martinal Properties	[illegible]
[illegible]	Jardines Capana	Martinal Properties	[illegible]

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FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Vanessa Rdgz	Luis Llorens	PROMMA	[illegible]
Yashira Vega Vega	Villa de Mabo	Martinal Property Corp	[illegible]
María de L'Amado	Res. El Manantial	Sida	[illegible]
Magdalia Rivera	Hgo. Vera Cabrera	Promma	Magdalia Rivera
[illegible] Cepeda	El Cemi 2	Promma	[illegible] Cepeda
Juan Morales	El Cemi I	Promma Vir	Juan Morales
Luz N. Mangual	Res. Rafael Torrech	Cost. Control	Luz N. Mangual
María Colón	Res. Villa Esperanza	Cost. Control	María Colón
Idalis S. Colón	Res Zenón Díaz Valcarcel	Martinal Property	Idalis S. Colón
Cynthia Colón	Res. Zenón Díaz Valcarcel	Martinal Property	Cynthia Colón

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FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Wanda [illegible]	Res. Magnolia Gardens	Martinal Property	[illegible]
Felipe Allende	Pedro Rosario Nieves	Elsy Frayosa	[illegible]
Olga I. Matias Guerra	Res. El Coral	Elsy	[illegible]
Magdalena [illegible]	Res. El Coral		[illegible]
Jaumary Vélez Delgado	Res. El Coral	Inncapital Housing	[illegible]
Joel Méndez Rivera	Los Cedros	Inn Capital Housing	[illegible]
Olga M. Colón	Alejandrino	Martinal	Olga M. Colón
Nereida Morales	Alejandrino	Martinal	[illegible]
Glacy [illegible]	Alejandrino	Martinal	[illegible]
[illegible]	Jardines de Guayabo	Martinal Property	[illegible]

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LUGAR: Coliseo Rubén Rodríguez, Salón Alcalde, Bayamón
FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Sandra Gómez	Jard. de Cragnatz y Mabu	Martinal	[illegible]
Jun Reyes	M.A.P.		[illegible]
Melgara [illegible]	M.A.P.		[illegible]
[illegible]	MGP 3081		
[illegible]			
[illegible]	La Alhambra	Maria Oliva	[illegible]
Andrea Arriaga	Enrique Rondón / Rumor Pen	Martinal Property	[illegible]
Angelica Colón	La Alhambra	/	[illegible]
[illegible]	Los Lirios	Housing. Promot	[illegible]
Orlando Rosario	Country club	Housing P.Ju	[illegible]

DEPARTAMENTO DE LA
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FECHA: 23 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Tomasa Rodríguez	Monte Hatillo	Housing	Tomasa Rodríguez
Marina Joglar Rivera	Virgilio Dávila	Martinal Property	[illegible]
Monserrate Benjamín Rua	Manuel Sáenz 3-105	Cost Control	[illegible]
Damián Figueroa	M Anuel Pérez 3-05	Cost Control	[illegible]
Alfredo Martínez-Alvarez Jr	Martinal Property		[illegible]
Sharon D. Rivera Pagán	Housing Promoters, Inc.	Housing Promoters, Inc.	[illegible]

Public Hearing

Ponce

DEPARTAMENTO DE LA VIVIENDA
Gobierno de Puerto Rico

"Hoy construimos un mejor Puerto Rico"

HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Centro de Convenciones El Señorial, Salón La Perla
FECHA: 24 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Julio C. Vazquez	Desarrollo vivienda ordenada	Housing Reach	
Zaira Vázquez	Desarrollo Vivienda	Housing Reach	
Hector Aponte Rosario	Desarrollo Vivienda	Housing Reach	Hector R. Aponte
Cesar Vazquez	La Ceiba	Machuca	
Pascui Fernandez	E R A.	J. A. Machuca.	Pascui Fernandez
Iluette Fernandez	E R A	J. A. Machuca	Iluette Fernandez
Nitza Muñiz	Portugez	J. A	Nitza Muñiz
Luis Rodriguez	ERA	J A	
Teodosio Ortiz	Bahia	I. M	Teodosio Ortiz
Laura Feliciano Velez	Bahia I	I. M.	Laura Feliciano Vélez

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BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Centro de Convenciones El Señorial, Salón La Perla
FECHA: 24 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Luisa Betancourt	Res. Caribe	J A Machuca	Luisa Betancourt
Iris R. Matías	Copper View	J A Machuca	Iris R. Matías
Noemí Echevarri	Copper View	" "	Noemí Echevarría
Carmen Morales	Res. La Montaña	J A Machuca	Carmen Morales Saiz
Víctor Pacheco Torres	Res. Golden View	J A Machuca	Víctor Pacheco
Pedro J Morales	Res. Cano Housing		
Juana Negrón	Res Drpila	J A Machuca	Juana Negrón
Herminia Guadalupe	Pance Housing	J A Machuca	Herminia Guadalupe
Joan Sanz	Res. Hogares de Portugues	J.A. Machuca	Joan Sanz
Maribel Serrano	Res. Perla del Caribe	J.A. Machuca	Maribel Serrano

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FECHA: 24 de marzo de 2011
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Nombre	Proyecto	Agente Administrador	Firma
Yamira Angleró	Bella Vista	M.J	[illegible]
Alba N. Torres	Ponce de León	MJ	Alba N. Torres
Consuelo De Jesús	LA Ceiba - Ponce	MJ	[illegible]
María Quiñones	Res. Stg. Iglesias Ponce	MJ	María Quiñones
Marinelli Medina	Ponce de León	MJ	[illegible]
Sara Bernard	Dr. Rafael López Nussa, Ponce	MJ	Sara Bernard
Carmen Rodríguez	Res Lirios del Sur	MJ	Carmen Rodríguez
[illegible]			
Rosa M. Glory	Canas Housing	M.J.	[illegible]
Ruth M. Gaud	Res. Ponce de León	M.J	Ruth M. Gaud

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FECHA: 24 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
María Héctor Román	Res. Doctor Víctor Berrios	Municipio Yabucoa.	
	Res. Brisas del Mar	Municipio Jabucoa	
	Res. Jardines de Guayama	mun. Guayama	
	Res. Borinquelle	Mun. Caguas M-J C.	
Patricia I. Rodríguez	Res Padre Rivera	Humacao	
	Jardines de Judelly	Las Piedras	
	Res Antulio López Suárez	MJ	
Vilma L Herrera	Res. N. Varona	M.J.	
	Rep Horizonte	MJ	
	Golden View	J.A. Machuca	

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BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Centro de Convenciones El Señorial, Salón La Perla
FECHA: 24 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Carmen M Hernández Moreno	Hayuya II	Municipio Autónomo Hayuya	Carmen M Hernández
Miriam Vera	Perla del Bucaro	J.A. Mahuca	Miriam Vera
Josefina Ortiz	Res Cina Hayuya		
Ivette Ocasio Perez	Rec Dr Pila	J A. Mahuca	
Juan A Rodriguez	Jardines de Montalvo	M.J Consulting	[illegible]
Luis Maldonado	Aristides Chavier	M.J.	Luis Maldonado
Rosa Enid Torres Torres	Res. Juan Ponce de León	M.J. Consulting	Rosa Enid Torres Torres
Ramonita López Ríos	Res. Villa Navarro	Municipio de Manatí	Ramonita López Ríos
José B. [illegible]	Municipio Manatí	Municipio Manatí	[illegible]
Yds Iñarvarez Colón	284	Yds Iñarvarez Colón	

DEPARTAMENTO DE LA
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BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Centro de Convenciones El Señorial, Salón La Perla
FECHA: 24 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Nar			
[illegible]	Jardin de [illegible]	JA Machuca	[illegible]
Elizabeth Aponte	Jose G. Benitez	Municipio Caguas	[illegible]
[illegible]	Jard. de Guamaní	JA Machuca	[illegible]
[illegible]	Jardin de Guamaní	JA Machuca	[illegible]
Aurora Cosme	Jardines de Cidra	J.A. Machuca	Aurora Cosme
José M. Laspina	Pedro J. Rosaly	J.A. Machuca	[illegible]
Reinaldo [illegible]	Rej Marcel [illegible]	Municipio Jayuya	[illegible]
Carmen Acosta	Bonn. Heights Caguas	MJ Consultores	[illegible]
[illegible]	Santa Elena [illegible]	[illegible]	[illegible]

DEPARTAMENTO DE LA VIVIENDA
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HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Centro de Convenciones El Señorial, Salón La Perla
FECHA: 24 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma

Public Hearing
Aguadilla

DEPARTAMENTO DE LA
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Gobierno de Puerto Rico

"Hoy construimos un mejor Puerto Rico"

HOJA DE ASISTENCIA
ASUNTO: VISTA PÚBLICA
BORRADOR DEL PLAN DE LA AGENCIA 2011-2012

LUGAR: Anfiteatro Manuel Méndez Ballester, Casa Alcaldía, Municipio de Aguadilla
FECHA: 28 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Argelia Ríos	Guarionex	Mass Corporation	Argelia Ríos
Jeannette Hernández	Guarionex	Mass Corporation	Jeannette Hernández
Ada J. Santiago Rivera	Guarionex y Vigo Salas	MAS Corporation (T.S.)	[illegible]
Oscar Franqui	Oscar Colon-Hatillo	Mas Corp	Oscar Franqui
Ignacio Soto Quiñones	AVP		[illegible]
[illegible]	AVP	AVP	
[illegible]			[illegible]
[illegible]	Las Muñecas		[illegible]
Nadine Torre	AVP	AVP	[illegible]
Doris Gaetán Nafal	AVP	AVP	[illegible]

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FECHA: 28 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Milagros López	AVP – Ventas		[illegible]
Maritza Garay	A.V.P Programas Com.		[illegible]
Ileana Vélez Vega			Ileana Vélez Vega
Noelia [illegible]	Egipciaco Aguada		[illegible]
Adalina De Castro	Manuel Egipciaco Aguada		[illegible]
Wanda Martínez	Manuel Egipciaco		Wanda Martínez
Olga Carrero	Jose A Aponte		Olga Carrero
Maria Baldon	Agustin Stahl		Maria Baldon
ORLANDO ORTIZ SOTO	A-V-P		[illegible]
Margarita Plaza Feliciano	Res. Rafael Hernández Marg.		Margarita Plaza Feliciano

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Nombre	Proyecto	Agente Administrador	Firma
Yolanda Pabón	Rafael Hernandez Hsg.	Domingo Hernández	
Mayra Rodríguez	Ext. Sabalos Gardens	Inv. Capital Housing	
Alicia López	Ext Sabalos Gardens	INV Capital Housing	
	AVP		
	AVP	AVP	
	Res las America	Elisa Caraballo	
	AMERICA		
	AMERICA	S. CARABALLO	
	Res. Las Americas	Elisa Caraballo	
	Res. Las Americas	Elisa Caraballo	

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Nombre	Proyecto	Agente Administrador	Firma
Jessica E. Collazo	Interprete		[illegible]
María del Pilar Valentín	Res. Fco Figueroa	America	María del Pilar Valentín
Dinis Rodz	Res M.R. Adames	Municipio Camuy	D Rodriguez
Juan Decos	Res M.R. Adames	Municipio Camuy	Juan Decos
Juan R Mina	Res. M.R. Adames	Municipio Camuy	Juan Rollero
Graciela Soto		American	[illegible]
José A. Díaz	"	"	José A. Díaz
Blanca R. Salomón	Antonio Marques Cuba	Cast Control Inc.	Blanca R. Salomón
María Montalvo	Sta Rita	Individual	María Montalvo
Elba Iris Rodríguez	Colombus Landing	individual	Elba Iris Rodríguez

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FECHA: 28 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Alberto L. Soto		Individual Mayor	[signature]
Elizabeth Rivera Castillo	La Montaña	AMAC	Elizabeth Rivera Castillo
Nema Sara Rashid	Especialista T.S. area I	AMAC	[signature]
Martha Ruiz	Esp. Des. Economico	AMAC	[signature]
Sylvia Figueroa Soltero	Monte Isleño		[signature]
Dennis Ortiz	Monte Isleño	Individual	Dennis Ortiz

DEPARTAMENTO DE LA
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Gobierno de Puerto Rico

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FECHA: 28 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
N. Gonzalez	Rev. F. Vigo Salas	MAS.	[illegible]
Maria Nuñez	Plazuela Catalina	MAS	[illegible]
Marilyn Sanchez	Plazuela Catalina	MAS	[illegible]
Michelle Diaz Navedo		AVP Ofic. Administrador	[illegible]
Jesse S. Martinez		AVP-Seguridad	[illegible]
Cristobal Llavona		Inn Capital	[illegible]
John Solis Ortiz		A-VP - Ofic. del Administrador	[illegible]
[illegible]		A.V.P. Selección Suplentes	[illegible]
Lida Vargas	AVP	AVP	[illegible]
Carmento	Res Las Muñecas		Carmen Torres

DEPARTAMENTO DE LA
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Nombre	Proyecto	Agente Administrador	Firma
Iuette Dones Matos	AUP	AUP	Iuette Dones Matos
Fabiola Cruz	AUP	AUP	[illegible]
[illegible]	Manuel Gipriaco		[illegible]
[illegible]	Manuel Egipriaco	AMAC	[illegible]
[illegible]	Jardine Noroeste	AMC	[illegible]
[illegible]	A. Aponte		[illegible]
Iroll Martha Sortz	AVP Seguridad	—	[illegible]
[illegible]	Res. Rafael Hernandez	[illegible]	[illegible]
Providencia Gonzalez	E18 apt 4 F2	INAMC	Providencia Gonzalez
Rosa I. Echevarria	Ex. Sabalos Housing	Inn Capital Housing	Rosa I. Echevarria

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HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Ivonne Huerta	AVP	Icapitol	[illegible]
[illegible]	A		
Juan Vega Hernández	Res. Luis Muñoz Rivera	INN- Capital	[illegible]
Maritza Laracuente	Las Américas	Inn Capitol	Maritza Laracuente
Sandra E. Ortega	AVP	—	[illegible]
Mariela Rosado	Interprete		[illegible]
Carlos A López	AVP	AVP	[illegible]
Joannie Vega	Res. Fran. Figueroa	Felix Guardiola AMAC	Joannie Vega
Teresa M. Brufau	138 Calle D. Ramey		Teresa M. Brufau
María Manuela Padín	Res. Manuel R. Adames		María Manuela Padín

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FECHA: 28 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Zelma Valentín Mercado	Ofic. Alcalde-Mun. Aguadilla		[illegible]
Nereida Muñiz Beltrán	Res. La Montaña		Nereida Muñiz Beltrán
José L Villanueva	Bella Vita	Cost Control Inc. MAB	
Juan Badillo	Jardín del Atlántico	Jesenia Miranda	José L Villanueva
Gladys Rojado	Res. May. Gardens	Individual	Gladys Rojado
María Montalvo	Sta. Rita	Individual	María Montalvo
Ana Sanabria	Colombia Landing	Individual	Ana Sanabria
Jesús Santini	Housing II	Individual	Jesús Santini
Marta Martínez	Concordia	Individual	Marta Martínez
Isabel Grajales Pizarro	Concordia	Individual	Isabel Grajales Pizarro

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FECHA: 28 de marzo de 2011
HORA: 9:00 a.m. a 12:00 p.m.

Nombre	Proyecto	Agente Administrador	Firma
Marta Morales Marty	Jardines de Concordia Hoy	Individual Management	
Wanda Vazquez Sconi	Jardines de Concordia Hoy	Individual M.C.	
Maria Ivette Cabrera Diaz	AVP		
Sonia B. Estrada	AVP	AVP	
William Lowell	JARDIN DEL ATLANTICO		
Idalia Hernández Alers	LA Montaña / Prom Des. Econ	American Management	

Public Hearing

Bayamón

N/E VIVIENDA 11.03
23/mar/11(Cav-Ger)

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

VISTA PÚBLICA
BORRADOR PLAN DE LA AGENCIA 2011-2012

MIÉRCOLES 23 DE MARZO DE 2011
9:00 A.M.

COLISEO RUBÉN RODRÍGUEZ
(SALÓN ALCALDE)
BAYAMÓN

COMPARECENCIA

ADMINISTRACIÓN DE VIVIENDA PÚBLICA
Lcdo. Miguel Hernández Vivoni
Lcda. Janice M. Miranda Claudio
Sra. Edna Rivera
Ing. José Rivera
Sr. Carlos López
Sra. Aida Vázquez
Sra. Nadine Torres
Sr. Jessie Martínez
Sra. Michelle Díaz
Lcda. Alexandra Rosa Tirado
Sra. Sheila Alfonso
Sra. Ada Casiano
Sr. Miguel Quiñones

DEPONENTES
Sra. María Benítez-Residencial La Alegría Norte-Bayamón
Sr. José Rodríguez-Residencial Torres de Sabana-Carolina
Sra. Carmen Berríos - Residencial El Prado
Sra. Vanessa Rodríguez - Residencial Luis Llorens Torres
Sra. Aida Rodríguez - Residencial Jardines de Caparra
Sra. Ana L. Maysonet - Residencial Santiago Veve Calzada
Sra. Rosa García - Residencial Diego Zalduondo
Sr. Juan Morales - Residencial El Cemí I - Luquillo
Sra. Carmen Ojeda - Residencial Villa España
Sra. Luz Mangual - Residencial Rafael Torrench
Sr. Daniel Clemente - Residencial Los Cedros
Sra. Milagros Díaz - Residencial Sabana Abajo
Sra. Myrta Colón - Residencial Las Gladiolas
Sra. Tomasa Rodríguez - Residencial Monte Hatillo
Sr. Orlando Merced - Residencial Ramos Antonini
Sr. Orlando Rosario-Residencial Jardines de Country Club

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INTRODUCCIÓN

SRA. MICHELLE DÍAZ

Muy buenos días a todos los presentes. Vamos a dar comienzo a los trabajos del día de hoy. Oficialmente damos comienzo a los trabajos de la mañana de hoy a las nueve y treinta de la mañana. Vamos a comenzar con una invocación para invocar la presencia del señor en la mañana de hoy.

Les dejo con ustedes a la señora Sheila Alfonso.

SRA. SHEILA ALFONSO

Buenos días. Antes de comenzar los trabajos vamos a invocar la presencia del señor, así que: Padre Santo y Padre Bueno, Amantísimo Dios nuestro, te damos gracias por habernos traído a este lugar, Padre. Hay un proceso que se va a llevar a cabo y aquí hay unas series de personas interesadas en sus comunidades y la Administración de Vivienda Pública y el Departamento de la Vivienda, interesados también, Dios, en ayudar a estos, sus residentes. Te pedimos, Padre, que trabajemos en paz, que los trabajos se lleven en orden, que podamos cumplir con las expectativas de esta actividad. Y que sobre todo, Dios, tú estés en medio nuestro en cada situación, en cada palabra, en cada asunto y en cada solución que posterior se vaya a dar a todo lo que aquí se exponga. En el dulce y

poderoso nombre de Jesús hemos orado y declaramos bendición para todos. Amén.

SRA. MICHELLE DÍAZ

Una vez invocada la presencia del Señor para los trabajos del día de hoy, vamos a dar comienzo, no sin antes leer unas reglas, verdad, para conducirnos en el día de hoy en esta vista pública. Las mismas fueron entregadas en la entrada.

A modo de recordatorio, en la entrada se tienen que registrar al llegar. El que no se haya registrado, por favor, pase por la mesa de registro. Deben tomar un turno los deponentes, las personas que interesan deponer. Se va a conceder un turno de cinco minutos por deponente. Este turno es intransferible a otro deponente. Antes de deponer deberá decir su nombre y nombre del residencial o la entidad desde la que nos visita.

La ponencia debe ser sobre temas relacionados al plan de la agencia. Pueden entregar ponencias por escrito en la mesa de registros para deponentes. Debe esperar su turno para deponer pacientemente. Debemos mantener silencio mientras otro compañero depone o se está dirigiendo a los presentes.

Debemos respetar a las personas que conducirán los trabajos en el día de hoy y las reglas aquí establecidas.

Quiero destacar la presencia en el día de hoy del licenciado Miguel Hernández Vivoni, Administrador Interino de la Administración de Vivienda Pública, la licenciada Janice Miranda Claudio, Sub-administradora de la Administración de Vivienda Pública, quien se va a dirigir ante ustedes en este momento. Licenciado.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Buenos días a todos. Me alegra verlos a todos aquí, que hayan esperado con paciencia y que podamos tener la oportunidad de compartir y dialogar sobre lo que es el plan de la agencia de la Administración de Vivienda Pública.

La Administración de Vivienda Pública, como ustedes saben, para hoy en Coliseo, en el Municipio de Bayamón a vistas públicas con el propósito de escuchar comentarios y/o planteamientos de los residentes de Vivienda Pública y público en general, sobre asuntos concernientes al Borrador del Plan Anual y al Borrador del Plan de Cinco Años Mejoras Capitales de la Administración de Vivienda Pública para todos los residentes de Vivienda Pública y el Público en general según lo requiere la Ley Federal de la Responsabilidad del Trabajo y Calidad de Vivienda de 1998.

Los días 10 de marzo y el 14 de marzo se realizaron unos talleres de trabajo con el propósito de discutir el borrador propuesto del plan de la agencia 2011-2012 con un

grupo representativo de las juntas de residentes y el equipo de trabajo de Vivienda Pública. Tuvieron la oportunidad de conocerlo, de presentar sus interrogantes, las cuales fueron respondidas en su mayoría, fomentando de esta manera la participación de ustedes en el proceso de elaboración de este importante documento. Los comentarios y planteamientos recibidos en estos talleres y los que surjan de estas vistas públicas se estarán tomando en consideración para la inauguración del documento final. A tales efectos y como ustedes están viendo, esta vista pública va a estar siendo grabada, se va a preparar una minuta que forma parte del expediente que se envía al Departamento de Vivienda Federal.

Además contamos con un intérprete de señas para beneficios de las personas que sordas o con problemas auditivos. Esta vista pública incluye la participación de los siguientes municipios: Bayamón, Toa Baja, Toa Alta, Dorado, Vega Baja, Vega Alta, Corozal, Naranjito, Guaynabo, Cataño, San Juan, Trujillo Alto, Comerío, Barranquitas, Aguas Buenas, Carolina, Loiza, Canóvanas, Río Grande, Luquillo, Fajardo, Ceiba y Vieques. Las fechas de publicación de estas vistas públicas fueron el 31 de enero, 3 de febrero y 18 de febrero de 2011.

Quiero destacar la presencia de nuestro equipo de trabajo, ya reconocieron la presencia de la sub-

administradora, la licenciada Janice Miranda, la administradora asociada en el área de Finanzas y Administración, la señora Edna Rivera, el administrador asociado de Desarrollo y construcción de Proyectos, el señor José Rivera, el administrador asociado en el área de Administración de Proyectos, el señor Carlos López, la administradora asociada en Selección y Ocupación de Residentes, Aida Vázquez y la administradora asociada en Programas Comunales y de Residentes Nadín Torres, el nuevo director del Área de Seguridad, el señor Jessie Martínez y la directora del Área de Planificación Estratégica, nuestra moderadora Michelle Díaz.

También nos acompañan la secretaria auxiliar en Asuntos Legales del Departamento de la Vivienda, la licenciada Alexandra Rosa Tirado. En estos momentos quiero agradecer Ada Casiano.

En estos momentos quiero agradecer al honorable alcalde del Municipio de Bayamón, Ramón Luis Rivera Cruz por permitirnos utilizar estas facilidades para realizar esta vista pública. Al equipo de trabajo de "Markinand", que siempre dice presente, a don Miguel Quiñones que está en la parte de atrás, presidente; gracias siempre por darnos la mano. Al agente administrador...de esta vista pública.

Además, lo más importante, quiero agradecerles, como dije en un principio, la presencia de ustedes. Sin ustedes Vivienda Pública no existiría. Ustedes son la razón de ser. Por eso es importante escucharles, saber, saber cuáles son sus planteamientos, cuáles son sus necesidades. Como conocen, hemos estado haciéndolos en reuniones en distintas áreas que hemos visitado por todo Puerto Rico en los pasados seis meses. Pero este es el momento importante para usted dar sus comentarios a lo que va a ser el borrador ahora mismo, pero que se convertirá en el plan de nuestra agencia. Ya conocen, ya dijeron cuáles son las reglas del juego. Sé que a veces uno dice, cinco minutos no nos da para decir todo lo que queremos. Usted puede utilizar su ponencia escrita, entregarla y entonces cualquier comentario adicional utiliza cinco minutos y así aprovecha los cinco minutos. Pero lo que no queremos... Queremos darle la oportunidad al mayor número de personas y poder escucharles.

Con eso en mente los dejo con nuestra moderadora. Yo voy a estar aquí hasta más o menos las diez y media, porque tenemos que salir para Ponce a otra reunión, pero quería estar aquí, compartir, escuchar las primeras ponencias y poder ver esa primera mano, como lo hemos estado haciendo a través de todo Puerto Rico, las necesidades de ustedes y cómo nosotros, los que estamos,

como dicen, de paso, dirigiendo las agencias podemos ayudarles en este espacio de tiempo que nos permite el divino creador poderle servir a ustedes. Así que con eso en mente los dejo con la señora moderadora. Muchas gracias.

SRA. MICHELLE DÍAZ

Muchas gracias, licenciado.

(APLAUSOS)

SRA. MICHELLE DÍAZ

Ahora procederemos con la presentación de las ponencias. El primer deponente, favor de decir su nombre y el nombre del proyecto de donde nos visita.

Vamos a hacerlo con la listita que tenemos aquí de registro para no perder el orden. La primera deponente en lista es María Benítez del Proyecto la Alegría Norte. Favor de pasar al frente. Por el micrófono, por favor.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Recuerden que la vista se está grabando. Yo sé que hay muchos que tienen un tono de voz fuerte y se puede escuchar, pero para fines de poderlo grabar.

SRA. MARÍA BENÍTEZ

Buenos días. Mi nombre es María Benítez del Residencial La Alegría Norte en Bayamón. La ponencia mía es de seguridad. El residencial de nosotros, la entrada de los apartamentos, hay entrada y salida, no tenemos una

vía de escape de cualquier emergencia que pueda pasar o por un terremoto, queremos hacer un portoncito en los laundry para una alternativa para poder salir en cualquier caso que pase alguna emergencia. El segundo caso es que queremos cerrar los laundry en los primeros pisos, cerrarlos a mitad por lo menos por las sabandijas y todas esas cosas que están en la parte del terreno más en los terrenos aledaños al Residencial Alegría Norte hay unos terrenos que creo que son propiedad no sé si son de los Bochetti, ese terreno no ha sido...o sea, no lo limpian, está allí hace muchísimos años. Hemos tratado de que el gobierno, hemos tratado de que el municipio nos lo ceda al proyecto para hacer una cancha bajo techo y hacer, pues las oficinas y hacer un mejor uso de ese terreno que ahora mismo pues no se está utilizando como debe de ser y está, pues para poder nosotros usarlo. Por el momento eso es lo que tenemos. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿El terreno pertenece a los Bochetti o al municipio?

SRA. MARÍA BENÍTEZ

Bueno, esos terrenos tengo entendido que eran de los Bochetti, pero esos terrenos nosotros hemos hecho muchas querellas para que los puedan limpiar, este, los terrenos está allí baldíos, o sea, no los están utilizando y llevan años y años que hemos estado luchando a ver si nos pueden

ayudar para poder hacer una cancha bajo techo, ya que la cancha que nosotros tenemos no tiene las medidas y es muy pequeña y sería muy bueno para los niños.

Sería todo el momento.

LCDO. MIGUEL HERNANDEZ-VIVONI

Muchas gracias.

SRA. MICHELLE DÍAZ

Próximo deponente José Rodríguez del Residencial Torres de Sabana.

SR. JOSÉ RODRÍGUEZ

Sí, muy buenos días. Mi nombre es José Rodríguez del Residencial Torres de la Sabana en Carolina. Vengo a expresar dentro de la ponencia que se discutió, donde no fuimos invitados, pero lo voy a hacer en persona, ya le entregué al honorable copia de lo que vengo a deponer hoy. El asunto: Las condiciones infrahumanas en el Residencial Torre de la Sabana en Carolina. Empezando por el problema más grave, que son las filtraciones en la mayoría de los cuatrocientos cincuenta y dos apartamentos, desde los últimos pisos hasta el primero. Dichas filtraciones traen consigo humedad constante, hongos, bacterias y por ende, enfermedades, tales como asma, bronquitis, congestión pulmonar, problemas respiratorios graves. Lo que ha llevado al hospital a innumerable cantidad de niños, jóvenes y adultos. También tenemos el problema de los

elevadores dañados de la torre A y F que hay un anuncio fuera de Torre de Sabana que dice que se dieron quinientos sesenta mil dólares para arreglar dichos elevadores y no sirven. También tenemos la falta de mantenimiento de las cisternas que costaron treinta y siete mil dólares y no se contrató servicio para darle mantenimiento.

Tenemos también treinta y dos postes instalados desde hace más de un año y medio que costaron cien mil dólares y no alumbran, desde el mismo momento que se instalaron nunca han funcionado.

Tenemos también el problema de la falta de pintura en el residencial hace más de diez años que no se pinta. Tenemos hoyos en las calles, falta de personal en la oficina de mantenimiento, tenemos alcantarillas tapadas constantemente en los manholes. Falta de material de mantenimiento y cuando hay es de mala calidad. Cuando se llama a la línea de emergencia nunca van.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Permiso, vamos a escuchar.

SR. JOSÉ RODRÍGUEZ

Desde que llegó a la compañía Broma VIP le ha subido la renta de forma desmedida a personas, incluyendo a ancianitos que reciben trescientos dólares y tienen que pagar, la mayoría lo tienen que pagar de renta. Y esa es su única entrada. O sea, no tenemos oficina de la Junta

de Residentes porque lamentablemente hubieron elecciones que fueron reconocidas tres meses después cuando yo las gane y de forma sospechosa fui eliminado como presidente de la Junta. Es cuánto y muchas gracias; y buen día.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muchas gracias.

SRA. MICHELLE DÍAZ

Próximo deponente la señora Carmen Berríos del Residencial El Prado.

SRA. CARMEN BERRÍOS

Buenos días. Mi nombre es Carmen Berríos, Residencial El Prado, administrado por American Management. La problemática de nosotros es el muro, un muro que tiene el Residencial que da hacia el Teodoro Moscoso. Este muro en su parte da fuera tiene un pequeño escalón donde se suben otras personas a pilotear al residencial y por ende no podemos la cancha bajo techo. Si se usa es a riesgo de las personas, verdad, que quieran exponerse. La otra ponencia que tengo es la oficina de la Junta. Tengo una Junta bien hecha, bien seleccionada, una oficina preciosa, vacía. Sin escritorios, sin computadora, sin archivos, sin nada. Tengo una biblioteca equipada con trece computadoras, un printer, una línea de Internet, una línea de teléfono, sin bibliotecario cerrada

año y medio y un problema bien grave de filtración en la mayoría de los apartamentos. Eso sería todo.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Una pregunta, doña Carmen, el muro... ¿ese es el residencial cuando un va para el Teodoro Mosocoso, que queda a mano derecha?

SRA. CARMEN BERRÍOS

Es correcto.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿El muro qué es lo que le pasa?

SRA. CARMEN BERRÍOS

El muro en la parte de afuera tiene un pequeño murito y en ese pequeño murito se suben la gente que son...vamos a decir enemigos, verdad, se suben...

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿Ajenos al residencial?

SRA. CARMEN BERRÍOS

Ajenos al residencial y en ese muro ellos alcanzan las armas y recostadas las armas del muro tirotean el residencial. Nuestra ponencia es, que se lo he expresado al ingeniero Rivera y a la compañía que suban solamente el área de la cancha bajo techo que es lo que más nos preocupa, que lo suban por lo menos dos líneas de bloque que es la misma altura que tiene el murito que está hacia fuera. O sea, lo que ellos usan de escalón para subir.

Ellos alegan que no tienen el dinero, pero hay que hacer algo porque es la única área recreativa que tiene el proyecto, No tiene nada más aparte de unas tres áreas que tiene la literatura pasiva para niños pequeños. O sea, que entonces, pues los demás se entretienen.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿Cuándo fue modernizado ese residencial?

SRA. CARMEN BERRÍOS

Ese residencial fue terminada la modernización en el 2004.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muchas gracias.

SRA. CARMEN BERRÍOS

Okay.

SRA. MICHELLE DÍAZ

Próximo deponente Vanessa Rodríguez del Residencial Luis Llorens Torres.

SRA. VANESSA RODRÍGUEZ

Buenos días a todos. Buenos días secretario, es un placer conocerle en esta mañana. Mi nombre es Vanessa Rodríguez y formo parte del Consejo de Residentes del sector Providencia del residencial Luis Llorens Torres, pero vengo en representación del sector "Emelie" y el sector "Youth Center", porque son las mismas problemáticas. Tenemos varios puntos, Secretario para que

usted tome en consideración esas peticiones y nos ayude a la mayor brevedad posible.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Son dos mil quinientas sesenta unidades.

SRA. VANESSA RODRÍGUEZ

Sí, son muchas.

LCDO. MIGUEL HERNÁNDEZ VOVINI

Espero que no sean la misma cantidad de peticiones.

SRA. VANESSA RODRÍGUEZ

No, son unas cuantas. Ya se las dejé por escrito. Okay. Tenemos un problema bien grave en cuestiones de seguridad. Es de conocimiento público que dentro de nuestro residencial hay problemas de balacera entre los sectores. Esto impide que la comunidad pueda estar abajo disfrutando de las canchas, de las facilidades y en compartir como vecinos que somos necesitamos una campaña agresiva que impacte las edades de entre los doce y los veinticinco años que son las personas que están siendo atraídas a los puntos de drogas.

Hicimos unas sugerencias dentro de lo que teníamos por escrito y se puede comunicar con nosotros porque estamos en la mayor disponibilidad de poder colaborar mano a mano con Vivienda Pública para que esto se detenga.

Otro punto que tenemos es el reemplazo de las tuberías pluviales subterráneas en los sectores, éstas

colapsaron hace mucho tiempo. Qué ocurre, Honorable, Secretario de Vivienda Pública, que esta situación ha empeorado y se afecta el alcantarillado, se afectan las tuberías de aguas usadas y eso se desborda, eso es insoportable, eso trae enfermedades, eso trae un montón de problemas para la oficina de Vivienda Pública porque entonces se resuelva una cosa y se desviste otra. Otro puntito. Tenemos más de veintitrés a veinticinco unidades vacantes vandalizadas, clausuradas. Eso no se había visto nunca antes. Durante la administración de Martinal Propendin esto estaba al cien por ciento controlado, esa es la realidad. Ahora hay un descontrol en Providencia que hay demasiado de muchas unidades vacantes y esas las necesitamos. Al punto de que como estaban, este, vandalizadas, una niña por poco es violada, porque la iluminación estaba pobre y necesitamos que atiendan este caso con urgencia para evitar tragedias futuras.

Otro punto que queríamos hablar con usted es la pavimentación de la Calle Marina que es la que lleva del edificio 1 hasta el Cuartel de la Policía. Eso tiene alrededor de cincuenta hoyos que se caen niños con bicicletas, las gomas de los carros se deterioran y eso representa peligro porque alguien puede caerse y puede hasta perder la vida, porque hasta de una cáscara de guineo se muere alguien.

Otro punto es que la cancha bajo techo del edificio 32, queremos que se selle, ya está techada, pero queremos que la sellen, ya que nos quitaron la cancha bajo techo del sector "Youth Center", ya no es de nosotros los residentes. Nos la quitaron para establecer el Boy's and Girl's Club allí. Tenemos personas de otras edades mayores de dieciocho años que no pueden disfrutar de este espacio, pues porque ya no... y ese espacio era seguro. Queremos que la cancha del 32 que está sellada, ya tenemos el paso adelantado, es cerrarla por alrededor y ponerle el acondicionado para que sea la cancha de Luis Llorens Torres como tal.

Otro puntito, y con eso termino, es que las oficinas del Consejo del Sector Providencia, específicamente no está habilitada, como se supone como exige HUD, para atender ochocientas cuarenta y dos unidades. Hasta esta fecha no tenemos línea telefónica. Ya la señora Nadín tiene conocimiento y está trabajando con el asunto. No tenemos servicio de Internet, por ende. Este, no está pintada. Está deteriorada, no es una oficina de Consejo de Residentes para atender necesidades de residentes. Para que usted, por favor, tome ese asunto en consideración y nos ayude a la mayor brevedad posible. Tenemos muchos puntos, pero no da tiempo, pero ya le

dejamos el papelito, para que, por favor, se comunique con nosotros. Gracias y buen día.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Vanessa, en cuestiones de la cancha estamos trabajando con Boy's and Girl's Club y estamos trabajando con el Municipio de San Juan. Estamos buscando alternativas, esto no es final. Y, obviamente, lo que son las facilidades, es para la comunidad, no es para ninguna organización en particular. Las organizaciones vienen a servirles a ustedes, no es a adueñarse de los sitios. Por lo tanto, estamos trabajando con el Municipio, porque el Municipio también quiere trabajar y quiere ayudar para brindarles a ustedes más oportunidades para nuestros jóvenes.

LCDA. VANESSA RODRÍGUEZ

La cancha del 32 está disponible, la cancha de Youth Center tiene un valor sentimental que usted no tiene idea para la comunidad de Luis Llorens Torres, ahí hay muchísimos recuerdos desde que Llorens existe. Y está disponible la cancha del 32 que sería excelente porque tiene una ubicación espectacular. Así que está disponible y sabemos que esas entidades están para servirnos a nosotros, pero nos están quitando nuestra herencia, lo que nos pertenece. Aunque Boy's and Girl's Club es un

proyecto espectacular y nosotros lo endosamos, pero los de dieciocho años en adelante, qué hacemos con esas personas.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Lo que te quiero decir es que no es final que el Boy's and Girl's Club va a estar allí. Estamos buscando alternativas porque el Municipio también va a trabajar para traer más actividad deportiva al residencial.

SRA. VANESSA RODRÍGUEZ

Perfecto.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Y estamos con unos proyectos para el residencial que próximamente estaremos dejándoles saber a ustedes para que...

SRA. VENESSA RODRÍGUEZ

Allá están más que bienvenidos. Las localidades están disponibles, hace falta el dinerito y acción.

SRA. MICHELLE DÍAZ

El próximo deponente Aida Rodríguez del Residencial Jardines de Caparra.

SRA. AIDA RODRÍGUEZ

Buenos días. Yo me llamo Aida Rodríguez del Residencial Jardines de Caparra. Mi posición es: Actualmente nosotros contamos con el centro comunal, nos pusieron cuatro consolas de aires. Nosotros queríamos contar con la posibilidad, nosotros estamos actualmente

cobrando una cantidad de cuarenta dólares por el alquiler de ese centro. Qué sucede, nosotros queremos concretizar que esos residentes puedan, verdad, mantener este centro y se pudiera poner una cantidad un poco más alta de ese precio que estamos actualmente. También contamos con la problemática de basura, verdad, uno que otro residente no son conscientes y continúan tirando basura. Nosotros queríamos ver si podíamos ponerle algún tipo de multa al residente para que dejaran de continuar con estos actos que tienen de basura. Yo he pues actualmente al señor Vivoni, verdad, le presenté unos documentos de la cancha techada donde dice varios procedimientos con el señor...Henry Newman. Nos gustaría contar con esta cancha techada, ya que tenemos muchos jóvenes, verdad, y niños que no pueden utilizar esta cancha constante o por la lluvia, y por lo menos esas son prioridades. Porque gracias a Dios, verdad, "Martinant" nos ha apoyado mucho al residencial y estamos en pie de lucha. Eso sería todo. Gracias.

SRA. MICHELLE DÍAZ

Próximo deponente.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Recuerden que soy Hernández Vivoni, soy hijo de padre y madre.

SRA. MICHELLE DÍAZ

Adelante la señora Ana L. Maysonet del Residencial Santiago Veve Calzada.

SRA. ANA L. MAYSONET

Buenos días soy del Residencial Santiago Veve Calzada, presidenta del Consejo. Estoy aquí por unas inundaciones de patio que tengo de los apartamentos desde la C-1 a la C-14. Ya yo había hablado con él en Fajardo y habían ido y habían chequeado, pero que eso se quedó ahí, no sé qué ha pasado. Entonces yo le había puesto a usted que porque iban a remover la tierra y entonces nosotros no queremos que muevan la tierra porque ya eso lo han hecho varias veces y el problema sigue., Y entonces ahí pasaba una quebrada antes y ahora son los patios de nosotros. Yo vivo en esa línea y tengo una montañita y a la parte de abajo, pues eso es agua que sale de esos apartamentos, le ponen una piscina, toda esa agua se estanca ahí y esa agua no baja. Faltan medias cañas desde la B-18 a la B-22 que las terminaron nunca. Tengo humedad en los apartamentos, las paredes de los apartamentos se están cayendo el cemento, se está viendo los bloques huecos, pero no le hicieron nada huecos de los bloques y se está viendo de un lado a otro, filtraciones de techo, el agua baja por los receptáculos y hay muchos nenes pequeños, que eso puede haber un corto circuito o algo. Y yo no quiero que nadie

se quede pegado ahí porque eso no tiene seguro, entiende. Y yo no tengo seguro para pagarle a nadie. Otra cosa... Tengo emergencias que son la A-3 y la A-15, que esos apartamentos están bien, pero bien malitos.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿No están en condiciones?

SRA. ANA L. MAYSONET

No, no están en condiciones. Y entonces yo le había dicho a usted que se podía poner cemento en esos patios de atrás porque ahí o lo que hay es un criadero de mosquitos. Ahora mismo está cundido de garrapatas y usted no quiera ver que las garrapatas se suben por todas las paredes. Eso es un problema bien, bien malito. Hay polilla y se está comiendo todo lo que es madera por dentro y ya yo no sé qué más hacer porque habían hecho unos rotitos abajo que le ponían para veneno, pero esto no está funcionando en todos los apartamentos. Yo tengo una línea completa que tiene eso que se le ha dañado un montón de cosas a lo que él tiene. Y yo quisiera que bregaran primeramente con los patios, porque tengo mucho nene pequeño y eso ahora en verano se va a llenar de mosquitos. Porque el mosquito viene en verano y las garrapatas también. Y entonces otra cosa que yo le quiero hacer una pregunta. Yo tengo como más de quince Pitbul en el caserío. Eso no es legal, eso es lo que ha traído garrapatas. Tengo como cincuenta

caballos y no tengo establo. Entonces los caballos se suben a la cancha, será que juegan baloncesto, yo no sé, porque yo no sé de dónde sale tanto caballo.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Pues a ver si tiene un equipo de polo allí.

SRA. ANA L. MAYSONET

No, de veras, tengo los caballos por todo el residencial, como si ellos son los que mandan y entran y salen y eso es increíble. Esas son cosas que ya las he hablado y lo he dicho, pero los problemas siguen, yo no veo que hacen nada por los terrenos. Los terrenos donde estoy diciendo, eso mira, están bajando. Entonces yo tenía mi casa pintada de tangeri y cuando la remodernización, vinieron y la pintaron y la pintaron y ahora está saliendo el tangeri otra vez. O sea, que esos terrenos están bajando y eso es un problema bastante serio. Porque yo salgo a la parte de atrás y cuando pongo el pie en la tierra me pongo así, entonces, tú sabes, puede haber problemas, puede haber una desgracia porque uno se mata ahí y se cae, no tiene medias caña, las medias cañas las hicieron a mitad y la otra mitad no aparecen. Entonces esto hace que el agua se inunde, se postre ahí y no baje. Y yo creo que esto es una de las cosas que me gustaría que usted chequeara porque es que ya yo eso lo

había visto. Y no he visto nada, absolutamente nada que hayan hecho.

LCDO. MIGUEL HERNANDEZ VIVONI

Los otros, como tú me dijiste, me lo había dicho en Fajardo y fueron a inspeccionar el área. No se podía poner el cemento porque hay que hacer un estudio hidráulico y micrológico...porque hay veces que si usted pone cemento lo que puede causar es un problema mayor, pero no se preocupe que el nuevo administrador asociado, el ingeniero Rivera va a verificar esa área, qué fue lo que pasó con la inspección que se hizo otra vez, en qué status está.

Con relación a los caballos no sé si lo notificamos al agente administrador, el agente administrador se comunica con la oficina de seguridad de Vivienda Pública y nosotros estamos haciendo diversas intervenciones. Nos hemos visto en la obligación de comprar carretones para poderlos llevar.

SRA. ANA L. MAYSONET

Pero los caballos no son del residencial.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿Llegaron solos?

SRA. ANA L. MAYSONET

Porque cuando tú preguntas de quién es ese caballo, de nadie. Pues entonces los caballos llegan solos allí no

se sabe de quiénes son. Yo sé de quiénes son los caballos, pero yo sé, pero ellos dicen que no.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Lo que vamos a hacer es que se comuniquen con la oficina de Seguridad de nosotros y nosotros mandamos un aviso de que los caballos que estén allí se van a recoger que es ilegal tenerlos. Y los que estén allí se van a recoger. Se recogen y se llevan a una finca desconocida para todo el mundo donde esos caballos se ponen en libertad, pero es una finca.

En cuestiones de los Pitbul, los Pitbul es ilegal la posesión, eso es un delito tener Pitbul y también se comunica, porque también hacemos intervenciones con ellos. Okay.

SRA. ANA L. MAYSONET

Okay, gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Un placer.

SRA. MICHELLE DÍAZ

Próximo deponente la señora Rosa García del Residencial Diego Zalduondo. Le voy a pedir que se acerque al micrófono porque no se está escuchando bien.

SRA. ROSA GARCÍA

Muy buenos días a todos. Voy a hacerlo lo más rapidito que pueda. Número uno, en primer lugar, las

dobles líneas para tener agua caliente, eso es yo creo que lo primero. En cuanto a la biblioteca electrónica se habilitó la oficina de consejo, lo que tiene es una computadora y después de los chicos haberse graduado del programa Cadet, ahora son más las personas que van a la oficina buscando asignaciones y proyectos. Ahora mismito no tenemos un área recreativa para los niños. Ellos lo que se dedican es a cuando alguien tiene que botar, verdad, sus muebles para comprar unos nuevos, ellos hacen y deshacen y brincan como les da la gana en los muebles. Las filtraciones es en todos los apartamentos. Y queremos pintura para los pisos y las ventanas.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿Sería todo?

SRA. ROSA GARCÍA

Sí.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

En cuestiones de agua caliente nosotros desde que llegamos a la Administración hemos estado en la implantación para ponerle la doble línea. Los que tienen ya doble línea se les está instalando el calentador. L que pasa es que...y esto nos puede aclarar el señor López, porque estuvimos, inclusive, la semana pasada en HUD en Washington hablando sobre ese tema y yo le voy a dejar a él que le explique en detalle. Es una preocupación que es

más de un residencial. Y fue un cambio que hubo de política pública por los pasados años, pero que se supone que Vivienda Pública empiece nuevamente a instalarlo. Lo que pasa es que se tarda un poquito más que solo instalar algo bien sencillo. Porque hay que ponerle dos líneas para todo el apartamento, pero los dejo con el señor López para que le explique en detalle.

SR. CARLOS LÓPEZ

Buenos días. Mi nombre es Carlos López, soy Administrador Asociado de Red de Proyectos. Como bien dijo el Secretario, estuvimos en Washington llevando esa preocupación a nivel de HUD porque hay muchos proyectos que no cuentan con la doble línea, estos proyectos que no tienen doble línea, pues se nos hace un poquito más difícil, porque el costo y cómo se va a operar el calentador, pues obviamente conlleva casi una modernización, no total, pero parcial. Obviamente, había que verificar si la doble línea realmente no existe o si fue que eliminaron una parte, segundo, si no existe habría que entonces empezar de la toma de Acueductos hacia adentro o instalar esa línea. No obstante, hemos encontrado proyectos que sí cuentan con la doble línea y proyectos donde da la casualidad que hay agua caliente en el baño, pero no hay en la cocina ni hay en el lavamanos. Eso ya lo tenemos el inventario realizado, estamos

trabajando con él fuertemente para comenzar con estos dos proyectos específicos donde existe doble línea y no hay calentador. La agencia cuenta con calentadores, un almacén bastante...inventario, mejor dicho, bastante amplio. Y ya se le están entregando a los agentes administradores para que comiencen con la instalación de este calentador de línea, que es un calentador más cómodo, no es un calentador como los que ustedes están constantemente viendo que son de un galón grande, este es una línea, una cajita pequeña como de algunos cuatro por ocho y no ocupa espacio y, obviamente, menos riesgo para el residente porque no hay escape de agua. Mejora significativamente el área y el espacio donde está ese calentador.

Fuimos allá, estamos en espera de que nos aprueben un plan de trabajo que se sometió a la agencia donde una vez nos den el visto bueno, pues, obviamente, se podrá empezar a trabajar, no con todos los residenciales a la vez, porque obviamente es costoso. Y el área de Finanzas, pues trabajó con la asignación de los fondos y anualmente, por los próximos cuatro años, una vez se nos aprueba ese plan, pues entonces se comenzará a instalar los calentadores para aquellos proyectos que no tienen doble línea.

Sabemos que es un problema, no tan sólo del residencial de usted, sino son cincuenta y tres proyectos

que hemos ya reconocido que tienen ese problema. Pero lo conocemos y no lo vamos a dejar ahí. El Secretario fue bien enfático, junto a Finanzas y se le asignara el dinero, ya Finanzas lo asignó. Sólo falta el visto bueno de la Agencia Federal y ustedes verán que comenzaremos los trabajos. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muchas gracias Carlos. En cuestiones de la biblioteca electrónica estamos trabajando con el área de Programas Comunales y de Residentes con la señora Nadín Torres. Ustedes saben que hay una nueva visión de lo que es la biblioteca electrónica de convertirlo en "learning center" y la proyección es cumplir con eso antes de que finalice el cuatrienio. O sea, que tenemos un año y pico para que todas estén conectadas, estén en su uso óptimo.

En cuestiones de las áreas recreativas, pues lo trabajaremos con el ingeniero Rivera a ver de qué manera le podemos ayudar para tener en qué entretener a los muchachos que no sea en los muebles que deja la gente tirados.

Filtraciones hay en casi todos los complejos de Vivienda Pública. Pero yo les tengo que decir algo, ustedes tienen que ayudarnos asumiendo responsabilidad. En muchas ocasiones se hacen proyectos, se asigna dinero para impermeabilizar los techos y a la semana me instalan

antenas y ya eso me daña el trabajo. Y volvemos aquí lo mismo, mira, tengo filtraciones. La garantía expira porque ya ustedes dañaron...cuando digo ustedes es algunos de los residentes de los complejos dañan el trabajo que se realiza y es un trabajo costoso. Que yo les exhorto a ustedes como residentes y muchos de ustedes como presidentes de juntas, que asuman responsabilidad y le digan a los demás residentes que tienen que ayudarnos. Nosotros le vamos a ayudar, le vamos a poner un área donde puedan ubicar las antenas. No es que ustedes no tengan acceso. Nosotros estamos trabajando con compañías de cable y de señales de televisión para que ustedes puedan tener todos los servicios que tiene toda la ciudadanía, pero tenemos que hacerlo dentro de la ley y el orden y siguiendo un reglamento. Y con esa ayuda les voy a pedir a ustedes con todos sus compañeros y residentes de los residenciales. Esas eran todas las...

SRA. ROSA GARCÍA

Sí. Gracias anticipadas. Les habló Rosa García, Presidente del Consejo de Residentes Diego Zalduondo en Luquillo y gracias por la oportunidad.

SRA. MICHELLE DÍAZ

Muchas gracias. Continuamos con el próximo deponente, señor Juan Morales del Residencial El Cemí I en Luquillo.

SR. JUAN MORALES

Buenos días compañeros y compañeras, presidentes de Consejos de Residentes. Mi nombre es Juan Morales, Presidente actual del Residencial El Cemí I en Luquillo. Señor Secretario, me preocupa algo muy importante. Me instalaron veinte gabinetes en mi comunidad, qué pasa, tengo residentes que se me han acercado que por qué no se le instaló el gabinete al otro apartamento, son cien uno y me faltan ochenta. Los fondos están asignados, dónde están, desconozco. Son unas de mis preocupaciones que estuve pendiente que se hiciera el trabajo bien porque yo soy un presidente que cuando me mandan a hacer un trabajo yo estoy detrás de la persona. Y a veces los ingenieros de la compañía me huyen, me huyen porque yo soy una persona que me gusta que el trabajo se haga como se manda, porque el dinero se asignó para eso y si se asignó el dinero tiene que aparecer.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Sabemos que eres muy vocal. Nos reunimos en Fajardo también.

SR. JUAN MORALES

Te acuerdas.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Sí, eso es así y se le asignó el dinero como bien dice, para el techado también de...

SR. JUAN MORALES

Ese mismo problema que estamos hablando de los techos me ocurrió a mí, señor Secretario. El problema que tuvimos es que me hicieron la instalación de los techos, fine, cuando al tercer día que yo estoy mirando veo a dish, Cable TV haciendo los rotos, qué pasa le tenemos que meter presión a estas personas para que no vuelvan a hacer...porque ahora mismo yo perdí la garantía de ese techo. Y los residentes fueron donde mí y yo le dije, pues pon un cubo de agua ahora debajo del techo por cabezones, porque yo se lo dije que eso no se podía hacer.

SRA. MICHELLE DÍAZ

Pero para que sepan, además de la ayuda que les pide el Secretario en cuanto a que ustedes también sean vigilantes con los residentes cuando piden una instalación, nosotros estamos creando un protocolo, ya está finalizado, falta la aprobación para las compañías en sí. O sea, que ellos también tienen que cumplir con la reglamentación de Vivienda a la hora de poner una antena o lo que vayan a poner en los techos.

SR. JUAN MORALES

Muy bien, eso está bien. Bueno, también estuve viendo que tengo en mi oficina, se asignaron unos fondos también para arreglar los escalones. Ya tengo varias personas que se han caído por las escaleras, por el motivo

que esas escaleras cuando llueve, bueno, hasta yo resbalo, yo me tengo que aguantar. Se asignaron unos fondos para arreglar, ponerle para que no resbalen las personas en los escalones. Tengo la evidencia también, esos fondos están, y si están, vamos a ponerlos a trabajar.

Se asignaron unos fondos para el "playground" de mi comunidad. Bien importante, señor Secretario, porque no tengo áreas para que los nenes participen y estén tranquilitos. Por qué, el problema que tenemos es que se han removido las áreas de columpios por cuando viene la investigación federal, pues arrancan todo porque está mal. Y lamentablemente yo soy de las personas que si está mal, al gringo si no sabe español o inglés, yo se lo digo, eso está mal, eso no sirve, pero si ese dinero está asignado para el "playground", vamos a trabajar. Le pido al ingeniero también que visite a mi comunidad, que hasta ahora le doy la gloria y la honra a Dios que está bien tranquilita, sabe. De verdad, porque el impacto que hemos tenido en mi comunidad ha sido bien fuerte. Y quiero que siga así, porque el problema también que tengo es que, pues me están ocupando unas viviendas ilegales. También se lo dije al administrador, verdad, eso hay que tratarlo con pincel, porque hay unas viviendas ocupadas ilegal. El problema que tenemos es que me están mandando residentes de otros residenciales, dejan las cosas, se las roban

entonces van a la Administración de Vivienda Pública piden un cambio por seguridad, si nunca viviste el apartamento. Porque ya eso me pasó varias veces. Nunca vivieron la vivienda y van a la Administración de Vivienda Pública o al agente administrador a pedir un cambio por seguridad; pero si nunca la viviste. Yo personalmente mi consejo, nosotros estamos enviando cartas o se las ponemos pegadas así a la puerta, diciéndole que nosotros estamos observando que no está viviendo en su comunidad. Y si no lo vive, entonces para qué metiste nevera y estufa si te la van a robar, no la estás viviendo.

Para seguir, verdad, lo que tengo aquí, también tengo un problemita bien serio, allí, pues se instalaron unas cámaras de seguridad, yo le aseguro que no sirven. Le aseguro que no sirven porque las han arrancado y les han pegado fuego. Y la Policía entra y la policía.., cogieron el aire acondicionado donde está el sistema de cámaras y lo rompieron y las cámaras, pues bien gracias, se rompieron. O sea, se puso ese equipo ahí y lamentablemente se ha perdido, por qué, por falta de mantenimiento. Yo me enteré que entonces la Policía, pues lo que tiene es un solo policía para tantas cámaras. Matan unos por allá y la cámara no grabó. Y lamentablemente también este mensaje hay que llevárselo...y yo le envié una carta al señor Gobernador, que la tengo también allí.

Me notificaron que lo van a pasar a Seguridad. Desconozco lo que ha pasado.

Mi residencial se ha controlado, porque gracias a Dios me he reunido con los chicos buenos, porque tengo que un diálogo, tampoco voy a poner mi seguridad en riesgo, tú me entiendes, a mí no me están pagando. Yo soy el presidente, pero a mí no me pagan y nosotros a veces ponemos nuestra seguridad en riesgo.

Y por último, señor Secretario, yo tengo en mi comunidad el sistema este de cancha abierta. El año pasado fue el señor Jorge Fuentes de Recreación y Deportes, me dijo, "Juan tú tienes un cincuenta por ciento para construirte una cancha bajo techo". Ahora mismo los muchachos no quieren utilizar la cancha, por el problema que tenemos que entran y el que se lleven por el medio, pues ese es el que...o sea, lamentablemente, yo quiero decirles, verdad, que si me pueden ayudar, pero yo necesito una cancha bajo techo para mis muchachos. Para entonces yo seguir ayudándolos, porque mi trabajo como presidente es mejorar la calidad de vida de mi comunidad y seguir trabajando por el bienestar de mis residentes y por un hijo que hoy lo traje que está conmigo aquí. Yo tengo un bebé de siete meses y me dan ganas a veces de irme del residencial y criar mi hijo en otro lado. Pero lamentablemente, no, porque yo he sido nacido y criado en

residencial público y mire dónde estoy. Pues yo sigo para adelante sin ningún miedo, porque yo trabajo por el bienestar de los residentes. Así que vamos a estar pendiente, señor Secretario. Yo sé que usted es una persona tremenda, que en poco tiempo, lo quiero felicitar; que en poco tiempo que usted está ha hecho más que los otros secretarios que han estado, de verdad que sí. Y eso se merece de verdad, un aplauso a nuestros Secretario.

(APLAUSOS)

SR. JUAN MORALES

Que Dios me los bendiga. Y les quiero decir, cambie el gobierno, gobierno que venga, nosotros vamos a pedir que usted se mantenga en su puesto, porque ha hecho el trabajo.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

No me quieras tanto. Por lo que he visto tienes asignado los chavos para todo, no tienes para quejarte. Lo de la cancha se certificaron los fondos, la cancha bajo techo. En cuestiones de las cámaras estamos trabajando ahora mismo con una propuesta para reactivar esas cámaras que están dañadas. Fue una instalación un poquito mal hecha, pero estamos trabajando con eso para reinstalar las que están, reactivarlas, e instalar las que ya tenemos para darle mayor seguridad a toda nuestra gente de los residenciales. Así que lo que queremos y exhortamos es

que muchos presidentes sean como tú que sean chavones, que estén... Acuérdese que esa es su comunidad, ahí es que ustedes tienen a sus hijos, su hijos se crían ahí, ustedes están la mayor parte del tiempo. Ustedes quieren a su comunidad, pero ustedes también tienen que protegerla y ser, como dicen por ahí, un poquito chavones, así es que les agradezco eso. Persistente. En Trujillo decimos otra cosa, pero no lo voy a decir.

Yo me tengo que retirar, voy para Ponce, los voy a dejar con la Sub-administradora, pero quisiera dejarles saber varias cositas; primero, que como muy bien dice, hemos invertido mucho dinero en este poco tiempo que llevamos, redirigimos todos los recursos hacia ustedes, hacia la vivienda pública per sé. Hemos estado en Washington en varias ocasiones, porque si han leído y han escuchado la radio, hay unos cortes que vienen para el área de Vivienda Pública. Y nosotros estamos tratando de que ese impacto no llegue aquí. Y si llega sea lo el mejor posible. Pero la única manera de nosotros poderle explicar al Gobierno Federal y al los senadores y representantes que aprueban eso e inclusive al Presidente de los Estados Unidos, es si ustedes protegen sus comunidades, si ustedes la cuidan, porque para qué van a seguir invirtiendo si ustedes no la cuidan ni la protegen. Así es que les exhorto a que sigan con ese trabajo,

cuidando su comunidad, aquellos que necesitan una inversión adicional estamos identificando los recursos. Son trescientos treinta residenciales para el poco dinero que nos envían, aunque se ve mucho, a la hora de uno hacer las reparaciones, pues es difícil llegar a todos, así que tratamos con las mejores extraordinarias tratar de llegar a todos y poder identificar la necesidad mayor que tiene cada uno e irlos atendiendo. Por eso es estas vistas, por eso es que queremos escucharlos a ustedes, queremos saber cuáles son las necesidades apremiantes y los dejo aquí con la sub-administradora, que está haciendo una labor extraordinaria día a día. El equipo de trabajo que tenemos en Vivienda Pública y en todo el Departamento son los que se merecen ese aplauso porque son ellos los que día a día dan el frente y son los que están siempre al pendiente de ustedes, así es que mis felicitaciones y esperamos seguir escuchando cada una de sus ponencias. Que pasen un buen día.

SRA. MICHELLE DÍAZ

Muchas gracias al licenciado por estar aquí.

LCDA. JANICE MIRANDA-CLAUDIO

No se me vayan a desanimar porque se va el Secretario. Yo los escucho también.

--

No es lo mismo.

LCDA. JANICE MIRANDA-CLAUDIO

¿No es lo mismo?

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, la señora Carmen Ojeda del Residencial Villa España, adelante.

SRA. CARMEN OJEDA

Buenos días a todos. Carmen Ojeda, presidenta de la Junta del Residencial Villa España que administra los fondos. El primero punto que quiero señalar no es de mi residencial, pero es del Residencial Rafael Torrench. Ellos están pidiendo una cancha bajo techo, porque la cancha que tienen no es bajo techo. Que la modernización que se le iba a hacer que era para el 2012 ahora la atrasaron para el 2015 y ellos tienen las escaleras que están corroídas de moho, que se están cayendo los barandales que no pueden subir bien porque todo se está cayendo y ellos necesitaban que esa modernización se la hicieran para el 2012, no que se la atrasaran. Parque pasivo para los niños. En muchos residenciales no tienen los parques pasivos. En mi residencial Villa España nosotros contamos con muchos parques pasivos, pero hay otros residenciales de los compañeros que no tienen parques pasivos.

Muchas carpas y los residenciales están cogiendo todos los parking las carpas, que usted mira un parking y

eso hay como más de veinte carpas. Y no cogen un solo parking, cogen un parking y medio. Queremos que se nos ofrezca para los envejecientes un programa de amas de llave, porque la mayoría de los residentes de los residenciales públicos son envejecientes. Los calentadores de línea que hay puesto. En mi residencial, en los de un cuarto pusieron calentadores de línea con la modernización, pero esos calentadores de agua para yo poderme bañar con agua caliente tengo que abrir la pluma del lavamanos para que me pueda llegar agua caliente a la ducha. Así es, tengo que abrir la pluma del lavamanos para que me llegue agua caliente en la ducha. Porque si abro la ducha y la dejo horas y horas no llega, sigue fría. Y muchos calentadores de esos están explotando también porque tengo una emergencia que a las tres de la mañana explotó el calentador ese de línea.

LCDA. JANICE MIRANDA-CLAUDIO

¿De línea?

SRA. CARMEN OJEDA

La biblioteca que más o menos cuando lo arreglen que manden el programa nuevo porque no tiene Internet que sea la bibliotecaria tiempo completo, porque a veces es de tres a siete de la noche. Pero a veces hay muchachos que quieren buscar una asignación, que son estudiantes universitarios que quieren usar la biblioteca y como a esa

hora está cerrada, porque no hay nadie que la atienda, eso también.

Entonces tenemos unos postes que pusieron para las cámaras estas de seguridad y las cámaras nunca las pusieron y están los postes ahí como soldados, todo el tiempo los postes ahí solos, pero ya hacen como más de cuatro años que están puesto los postes. A ver qué van a hacer con ellos o los remueven porque... Y también, yo le había dado algo que yo quería que se le ofreciera para la comunidad de Villa España una propuesta que yo le había entregado al señor Secretario para algo para las mamás, para las madres solteras que tienen niños pequeños y eso para que le dieran...a ver si dan para el maltrato de menores que hay muchas muchachas que se le va... A ver si es posible, porque yo quisiera que a mi residencial se le ofreciera ese servicio. Muchas gracias.

LCDA. JANICE MIRANDA-CLAUDIO

Nadín, yo creo que... En cuanto a la biblioteca electrónica ya el Secretario dijo que vamos a cambiar el concepto a lo que son "learning center", que estamos viendo hasta la posibilidad de traer estudiantes graduados de la UPR o de dondequiera que sea para que puedan brindar tutorías y otra clase de servicio, no solamente que la persona o el joven o la persona mayor que quiera readiestrarse en el uso de la computadora no sencillamente

se siente en una computadora a enviar un mensaje o a buscar, sino que aprenda, se le dé tutorías, se le brinde servicios. Pues ese es el concepto de lo que son "learning center" que yo creo que cubre parte de la preocupación que usted tiene.

SRA. CARMEN OJEDA

Así es.

LCDA. JANICE MIRANDA-CLAUDIO

Ciertamente lo del calentador de línea tendríamos que verificar si es una cuestión de presión, porque si ya me está hablando de que está estallando...

LCDA. CARMEN OJEDA

No, pero hay presión en cantidad.

LCDA. JANICE MIRANDA-CLAUDIO

Pues ese es el problema, que hay presión en cantidad, hay exceso de presión, que eso podría estar afectando el uso y la cuestión, entiendo yo, no sé, de estas cuestiones, pero que abre el agua caliente del lavamanos y le funciona, pues ahí sí que hay que averiguar qué es lo que está pasando, debe haber una deficiencia en lo que es la tubería.

SRA. CARMEN OJEDA

Sí, porque esa fue la modernización. Entonces para las antenas, los que van a poner las antenas de Direct TV

cuando permeabilizaron el residencial le pusieron un área que es donde van las antenas.

LCDA. JANICE MIRANDA-CLAUDIO

Sí, los tubitos esos que se ponen.

SRA. CARMEN OJEDA

Sí, pusieron unos tubos en cemento y entonces encima del cemento pusieron cada una para que fuera interno, pero hay muchos empleados de estos que son vagos y cogen y tiran la línea por afuera colgando, por no pasar trabajo.

LCDA. JANICE MIRANDA-CLAUDIO

Por eso es que estamos hablé ahorita de que las compañías también van a tener que cumplir con nuestra reglamentación a la hora de poner las antenas. En cuanto al servicio de ama de llaves, yo voy a dejar aquí un ratito a Nadín, porque tal vez puede ser algo que preocupe a otras personas, para que hable de ese servicio y de cualquier otro que podamos estar ofreciendo.

SRA. NADÍN TORRES

No me gusta hablar por micrófono, mi voz es bien alta, pero nosotros tenemos actualmente un servicio de ama de llaves en algunos residenciales. Durante el día de hoy o la próxima semana vamos estar enviando una carta a los agentes administradores para que sepan qué servicio se va a dar en cada uno de los residenciales porque no sé si saben que recientemente se adjudicó una subasta de

servicios comunales y hay nueve compañías que se le adjudicó y hay diferentes servicios. Pero actualmente ASEC nos brinda un servicio de ama de llaves. Podemos un enviarle a cada uno de los agentes administradores el listado de las personas que dan servicios y en qué residenciales porque no los sé de memoria, me disculpan. Gracias.

SRA. CARMEN OJEDA

Ah, pues yo espero que caiga mi residencial ahí y los residenciales de muchos compañeros, gracias.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, la señora Luz Mangual del Residencial Rafael Torrench. Adelante.

SRA. LUZ MANGUAL

Buenos días. Soy Luz Nereida Mangual del Residencial Rafael Torrench. Debido a que la modernización la atrasaron para el 2015, pues antes no podíamos hacer peticiones extraordinarias porque estábamos en un plan de modernización, pero entiendo que ahora podemos solicitar cualquier cosita. Este, estamos enfrentando problemas en las escotillas de los terceros pisos que tienen filtraciones y, pues eso causa accidentes en las escaleras. Nos gustaría que nos pintaran las ventanas del complejo residencial, la biblioteca electrónica, que eso varios compañeros también lo están solicitando, deje ver

qué más...ah, unos angulares para las escaleras, para la seguridad, porque están un poquito rota. Los buzones que también tienen problema de filtración y necesita reemplazo las áreas de los buzones porque están deteriorados. Los aires acondicionados del centro comunal que también necesitan reparación y como último, y no deja de ser más importante, las rejas de los primeros pisos que necesitan ser reparadas porque están corroídas. Y necesitamos un acceso a cuestión de emergencia de salida por la parte de atrás que ya el compañero también lo solicitó para cualquier problema de emergencia tener acceso a la parte de atrás para poder escapar en cuestión de fuego, porque la balconeta de atrás se encuentra al acceso a la cocina y la balconeta es para poder tener una salida de emergencia. Esperamos que nos puedan ayudar y gracias.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, el señor Daniel Clemente del Residencial Los Cedros, adelante.

SR. DANIEL CLEMENTE

Buenos días. Soy Daniel Clemente, perdonen la voz porque estoy un poquito afectado de las cuerdas vocales. Representamos a Caridad Ibrinas, soy vicepresidente, entonces tengo unas preguntitas para la demolición que iba a haber en el residencial, sí o no. Sacamos setenta y cinco puntos, somos merecedores de la modernización, sí o

no, pintura para el residencial, las mangueras de incendio, para estar a la par con otro residencial. La biblioteca que se pueda construir un área adyacente al centro. Los equipos trabajar con los ascensores y la cámara de seguridad, los postes están ahí paraditos sin hacer nada.

LCDA. JANICE MIRANDA-CLAUDIO

No sé si pudiste ver en el plan que los Cedros están incluidos en el plan de demolición. Yo creo que al estar incluidos en el plan de demolición, pues obviamente, en lo que se lleva a cabo esa demolición, no vamos a abandonar el residencial, le vamos a hacer los arreglos que más apremiantes en lo que ustedes, pues se hace el proceso de transición, pues puedan tener una calidad de vida aceptable.

La segunda pregunta no te la puedo...

SR. DANIEL CLEMENTE

El residencial había sacado setenta y cinco puntos en el "real" último que se hizo.

LCDA. JANICE MIRANDA-CLAUDIO

En el "real", sí que ustedes pasaron.

SR. DANIEL CLEMENTE

Si se podía moderniza sí o no. Modernizar, ¿se puede, si o no?

LCDA. JANICE MIRNADA CLAUDIO

Como te digo, está en el plan de demolición.

SR. DANIEL CLEMENTE

Y entonces, ¿las mangas de incendio, la biblioteca, todo se queda en el limbo entonces?

LCDA. JANICE MIRANDA-CLAUDIO

No podemos invertir grandes cantidades de dinero si vamos a...si está en el plan de demolición, pero como te digo, hay unas necesidades que se tienen que atender en lo que pasa el proceso, porque esa demolición no pasa de hoy a mañana, no pasa de un día para otro, pero sí se le va a estar dando dinero para las necesidades más apremiantes.

SR. DANIEL CLEMENTE

Bueno, mientras tanto, seguimos trabajando.

LCDA. JANICE MIRANDA-CLAUDIO

Claro que sí. Y lo felicito porque sé que esto es un trabajo de comunidad que hicieron con el agente administrador para poder pasar la nota. Y lo felicito por eso.

SR. DANIEL CLAMENTE

Gracias, Dios le bendiga.

LCDA. JANICE MIRANDA-CLAUDIO

Igualmente.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, la señora Milagros Díaz del Residencial Sabana Abajo. Adelante.

SRA. MILAGROS DÍAZ

Muy buenos días a todos. Estoy usando su regalo. Me apena que no esté el Secretario, porque hace tiempo que no hablo con él, me gustaría, pero sé que ustedes son el equivalente.

LCDA. JANICE MIRANDA-CLAUDIO

Nosotros le ayudamos en esto, no se preocupe.

SRA. MILAGROS DÍAZ

Nuestros problemas y necesidades son los mismos que la mayoría de todos los residenciales. Es filtraciones, que es el pan nuestro de cada día. Pero las nuestras son a causa de las tuberías quebradas en las paredes, que nos están causando hongos. Pintura que necesita el residencial hace unos cuantos años, aunque ahora para el "real" se hizo bastante, riesgo de tropiezos por árboles y raíces. Se adjudicó una subasta a una compañía que hizo ese trabajo a medias. Y la adjudicación de dinero fue bastante alta.

LCDA. JANICE MIRANDA-CLAUDIO

¿Cuál trabajo, el de remover los árboles?

SRA. MILAGROS DÍAZ

Sí, riesgo de tropiezo por árboles.

LCDA. JANICE MIRANDA-CLAUDIO

¿Lo hizo a medias porque había más que hacer o fue que se fueron...

SRA. MILAGROS DÍAZ

Lo hizo solamente en un sector. Nuestro residencial está dividido por una avenida. El otro lado no se hizo absolutamente nada. Y yo entiendo que la asignación fue bastante sustancial. Yo no solamente quisiera hablar de las deficiencias que tenemos en el residencial, pero me apena que nosotros no aparezcamos en el plan de acción para remodelación, me preocupa grandemente e inclusive, para este año ni siquiera tenemos otra asignación hasta donde vi en el programa. Quiero hablar de las cosas buenas que tengo. Yo tengo los mejores empleados que yo creo que tiene alguna otra compañía en Puerto Rico, porque yo le digo mis hormiguitas. Esas criaturas que cuando se tapan los manholes de la urbanización...

LCDA. JANICE MIRANDA-CLAUDIO

Con permiso. Las personas que están hablando en la parte posterior del salón, si pueden...es que se escucha acá y no escucho a la compañera expresarse, si lo pueden mantener un poquito más bajito, gracias.

SRA. MILAGROS DÍAZ

En la Urbanización El Comandante todos los manholes del proyecto nuestro se nos tapan también. Y si ellos

tienen que meterse ahí dentro a vaciar eso, ellos lo hacen. Yo sé que son muy pocos los empleados de Vivienda Pública que hacen eso.

Las áreas verdes de nosotros están lo mejor que ellos la pueden tener, pero tienen un equipo para trabajar pésimo, que me paso peleando con la administración porque tenemos al supervisor constantemente reparando el equipo ese. Necesitamos un poquito más de equipo para trabajar. Tenemos una cancha techada, gracias a Dios, nos la techó el Departamento de Recreación y Deportes con el Municipio. Tenemos un buen centro comunal, tenemos tremenda biblioteca, que quiero que esté incluida en el plan, tremenda biblioteca hay. Y nosotros nos inventamos hasta dar las clases a los residentes por petición mía la bibliotecaria las dio también. Pero hasta ahí, pues muchas gracias por atenderme y espero que se tome cartas en este asunto, verdad, principalmente en las filtraciones que me preocupan enormemente. Gracias.

SRA. MICHELLE DÍAZ

Muchas gracias, señora Díaz. Continuamos con la próxima deponente, la señora Myrta Colón del Residencial Las Gladiolas.

SRA. MYRTA COLÓN

Buenos días. Mi nombre es Myrta Colón Pellicier, soy

la líder comunitaria del Residencial Las Gladiolas I y II en Hato Rey.

LCDA. JANICE MIRANDA-CLAUDIO

Myrta échate para acá, en el primer micrófono para oírte mejor.

SRA. MYRTA COLÓN

¿Qué no me oyes bien desde aquí?

LCDA. JANICE MIRANDA-CLAUDIO

Te escucho perfecto, pero te quiero ver mejor.

SRA. MYRTA COLÓN

Bien. Algunas personas se preguntarán, la líder comunitaria de Las Gladiolas, si el Residencial Las Gladiolas no existe. Bueno, pues quiero informarles a todas aquellas personas que crean que el Residencial Las Gladiolas no existe, que si bien la estructura física no existe, nuestra comunidad continúa viva. Si bien estamos en el mercado privado, estamos con la esperanza de que las promesas hechas por esta administración de que nosotros salimos de nuestro proyecto para esperar que se construya el nuevo proyecto allá en Hato Rey, pues creyendo en eso continúan Las Gladiolas afuera y es para volver a nuestro entorno.

Bien. Una de las cosas que en vistas anteriores se había traído a la atención y ha sido en miles de ocasiones, ha sido el hecho de que estábamos pidiendo el

plan de la agencia en español. Y bien sí, parte de este plan anual está en español. Pero la parte del lado donde están los dólares y los centavos esta parte está en inglés. Y realmente, pues nosotros quisiéramos que todo este plan anual estuviera totalmente en español para saber qué le compete o no a nuestras comunidades.

Bien. Número dos, en los dos papeles que nos entregaron cuando nos registramos, en uno de ellos decía cuáles eran las reglas para uno deponer, verdad. Y una de esas reglas te indica que la deposición debe estar única y exclusivamente en términos de lo que se contempla en le plan anual de la agencia. Sin embargo, volvemos a lo mismo, ese es el único foro donde realmente las comunidades encuentran un espacio para traer a la atención la problemática que están viviendo en sus proyectos, y pues en ocasiones, que son las menos, se va de acuerdo al plan anual de la agencia, pero lamentablemente lo dije con un noventa por ciento no. O sea, nos dedicamos a traer la problemática de nuestras comunidades. Y eso, pues precisamente por eso, porque no hay un foro donde llevarlo. Y, pues quisiéramos recomendar, verdad, el que se hiciera un espacio disponible donde las comunidades tuvieran la oportunidad de llevar esta problemática para que las vistas públicas que se llevan a cabo realmente

estuvieran de acuerdo, pues para lo que se están haciendo. La otra situación que se...

LCDA. JANICE MIRANDA-CLAUDIO

Perdone que le interrumpa, pero estoy totalmente de acuerdo contigo en lo que acabas de plantear. En realidad estoy de acuerdo en las dos. Creo que el plan debe estar en español completamente. Y en el segundo punto, hemos hecho varias actividades ya, nos hemos reunido con nuestro presidente, precisamente para atender la... darles ese foro que yo sé que tal vez nunca es suficiente, de tanta problemática que existe en nuestros residenciales, pero quería hacerte saber que en los seis meses que lleva el Secretario ha sido bien persistente. Yo creo que ya nos hemos reunido y aquí tengo caras bien familiares que nos hemos reunido ya varias veces, ya sea en la comunidad o nos lo hemos traído al Departamento para que puedan expresarse y decirnos, porque la realidad...y podemos tener miles de inspectores y cientos de inspectores, ya sea en Estados Unidos o de la agencia, pero los verdaderos inspectores de los residenciales son ustedes. Y ustedes son los que tenemos que escuchar. Y le hemos dado ese foro y espero que continúe hasta que estemos aquí.

SRA. MYRTA COLÓN

Esperamos que sea por mucho tiempo. Otra situación que queríamos plantear aquí, que habíamos tenido la

oportunidad de plantearla en una situación que tuvimos con el Secretario, al igual que con usted, era la situación de la tarifa fija que hay en los residenciales públicos. Esta tarifa fija, pues okay, extraordinario, mientras estamos en el residencial público. No obstante, cuando salimos al mercado privado, ya sea, por rehabilitación, modernización o por implosión, que fue el caso de Las Gladiolas nos encontramos con que esta tarifa no va con nosotros a este mercado privado. Por ende, hablamos de mejorar calidad de vida. Okay, en el caso de Las Gladiolas, pues tuvimos la oportunidad de irnos a unos lugares donde tenemos una mejor calidad de vida, verdad. No obstante, muchas de las personas han tenido lamentablemente que cancelar estos contratos, porque no le pueden hacer frente al paro de las utilidades. O sea, la crisis económica es mundial y eso lo reconocemos. Y, pues mientras estamos en el residencial no tenemos ese problema, no obstante, ahora mismo todos los residentes de Vivienda Pública en algún momento en particular su proyecto va a pasar por una rehabilitación, una modernización o una implosión. Y por ende, en vista de que no hay en inventario suficientes viviendas para ser ocupadas por las personas por las cuales se esté trabajando en ese momento, van a tener que ir al mercado privado. Y por ende, van a tener la misma problemática

que en estos momentos tienen los vecinos de Las Gladiolas. O sea, le recomendamos el hecho, verdad, de que ustedes como agencia se puedan reunir con las otras agencias que tienen que ver con esto para ver la posibilidad. Aquí en este país es el país donde más se enmiendan las leyes, pues mira, que se enmiende esta ley de tarifa fija, porque realmente, pues es algo que nos está afectando bien demasiado.

Queríamos hacer la observación, verdad, de la diferencia que hemos podido observar en estas vistas públicas. Yo creo que es la primera vez que venimos a unas vistas públicas y hablamos y la persona que están en la mesa nos responden. Quizás ahorita cuando me ibas a interrumpir, por eso es que me sentí tan confundida y como que iba a continuar hablando, porque es que estamos acostumbrados a que venimos, hablamos y, pues más adelante nos van a dejar saber. Pero todavía continuamos esperando lo que nos iban a dejar saber.

A la vez queremos aprovechar la oportunidad, verdad, para felicitar al Secretario, igual que a su equipo de trabajo por el trabajo que han desempeñado en el momento. Este, realmente hemos visto cuáles han sido la diferencia. Y según sabemos señalar las cosas negativas, pues también tenemos que señalar las cosas positivas. Y nos me quiero marchar si independientemente tengo reunión la próxima

semana, pero quiero que esto quede grabado, verdad, por aquello de... Tuvimos un problema con el contrato de arrendamiento...

LCDA. JANICE MIRANDA-CLAUDIO

Tú debes ser abogada, yo te lo dije en aquella reunión. El año pasado nosotros tuvimos un contrato de arrendamiento, luego de unas promesas y de unos compromisos contraídos entre el Departamento de la Vivienda y los residentes del Residencial Las Gladiolas. Este año cuando fuimos a la firma de la renovación de este contrato nos encontramos con un contrato totalmente cambiado, radicalmente, donde aquellos compromisos y acuerdos que había llegado la administración con los residentes en este contrato no se honraban. A esos efectos le hicimos, verdad, una comunicación al licenciado Miguel Hernández Vivoni solicitándole una reunión, la cual en el día de hoy, pues nos acaban de indicar que la vamos a tener el próximo martes, pero que me gustaría que esto, pues estuviese grabado. Y, pues le damos las gracias por la oportunidad que nos dieron de dirigirnos a ustedes. Buen día.

LCDA. JANICE MIRANDA-CLAUDIO

Gracias. Yo trato de contestar aquellas preguntas que sé que tengo la contestación. No me voy a inventar ni me voy a sacar de la manga las que no sé. Eso no lo

esperen de mí. Así que tal vez en algún momento les diga, "voy a chequear, esperen mi contestación, pero parte del cambio en este equipo es que contestamos. Así que, pues les digo eso para adelantarles y gracias Myrta por tus expresiones. Y nos vemos el martes que viene.

SRA. MICHELLE DÍAZ

Continuamos con la próxima deponente, la señora Tomasa Rodríguez del Residencial Monte Hatillo. Adelante.

SRA. TOMASA RODRÍGUEZ

Buenos días tengan todos. Mi expresión es para decirle, nosotros como presidente de junta estamos expuestos a muchos problemas, primero a la gente que nos tilda de chota. Y no somos chota nada, porque vinimos aquí a tratar de que ustedes nos resuelvan los problemas de nosotros, de nuestras comunidades que nosotros presidimos y bregamos. Hacen tres semanas que nos reunimos en Vivienda Pública para yo llevarle un caso de una bañera que quitaron, para ponerle las losetas, hasta el día de hoy todavía no han puesto las losetas. Esa residente paga cuatrocientos trece dólares y a estas alturas si ella no paga esa renta, enseguida empiezan a mandarle cartas para cancelación de contrato, pero por qué no cancelan el contrato estos administradores que nos hace hacen el trabajo que tienen que hacer en nuestras comunidades, y eso no es. Esas personas que quieren hacer

el trabajo, ustedes eran unos cuantos, para Monte Hatillo II, noventa y seis mil doscientos dólares. Qué pasa, que no hay dinero para comprar el material. Monte Hatillo I pasa lo mismo, no hay dinero para comprar materiales. Cómo nosotros o ustedes quieren que vivamos una calidad de vida buena si la administración que administra nuestras comunidades no nos dan los servicios que nosotros merecemos. Allí no viven animales en esas comunidades, allí lo que viven son gente humana que tenemos derecho a vivir como viven ellos en sus casas. Y nos tildan de que nosotros somos abusadores de que si tiramos basura, que si tiramos lo otro, si la administración es la primera charlatana, que hace lo que no tiene que hacer. No ponga usted respeto, ponga respeto en su oficina para que usted ponga respeto a nuestras comunidades. Porque nosotros merecemos el mismo respeto que ellos tienen nosotros, cómo vamos a seguir luchando con esto. Hace un mes exactamente que hizo una excavación de aguas negras que estaban bajando, vayan para que ustedes vean como todavía está aquello allí, un mes, el hoyo y los tubos para afuera, expuesto en peligro tanto niños que hay entre el edificio 34, 33 y 36, yo quiero que ustedes vayan allí, los cito para que vayan allí. Y no hay dinero. Dónde están los noventa y seis de ambos lados, del I y del II, no hay chavos para comprar materiales. Me dice la administradora

cuando yo voy a llevarle algún caso, que ella recibe órdenes de la Administración. Yo le digo a ella, yo no te estoy dando órdenes, porque es un servicio que tú nos tienes que dar aquí, porque para eso se te paga, para que nos dé un servicio, no para que reciba órdenes mías. Porque yo le quiero aclarar a ella que no es como ella dice. Pero es de la Administración. Si la Administración le crea problemas a ella que no se la coja con nosotros. Porque eso es lo que pasa, a veces le llevan el mensaje como no es. El residente va a darle las quejas, "aquí se hace lo que yo diga", "hello", eso no era tampoco. Porque si hay un cambio mandatario y la persona que quiere el cambio consulta conmigo, ella no tiene que decirle que ella es la que manda allí, allí mandamos nosotros los residenciales públicos. Ellos lo que nos dan un servicio hasta las cinco de la tarde, de ocho a cinco y después quién se queda allí, nosotros nos quedamos con los problemas que ellos nos dejan allí. A las cuatro de la tarde ya están todos cogiendo las herramientas y sentados en los banquitos, los llamo, "mira, hasta qué hora están trabajando los empleados", "hasta las cinco", "pues vete para que los veas, mira, están sentados", quién dice algo, porque si digo algo, pues ya... "Ah, déjelo para mañana, doña Tomasa, porque ya no hay tiempo". "cómo que no hay tiempo, si eso es una emergencia ahí tapado". Porque hay

administradores y hay administradores, quien tiene la voluntad de trabajar para nuestras comunidades, pero hay otros que le importa un bledo. Y con esos administradores que le importa un bledo es que nosotros tenemos que estar bregando. Pero si la compañía no brega con ellos, quién va a bregar. Porque lo primero es que amenazan a uno. "Llévame a donde tú quieras". Pues nosotros lo llevamos a donde tenemos que llevar, pero no es así, cuando vinimos ya estamos expuestos a peligro, porque decimos la verdad. Quién nos ayuda a nosotros; nadie. Nosotros los presidentes estamos expuestos a muchos problemas y eso no es, porque nosotros vinimos aquí a traer los problemas que enfrenta nuestra comunidad a diario. Y quién dice que nosotros no somos seres humanos. Porque Monte Hatillo parece que lo que viven son animales, como nos tienen viviendo. Y sin que me quede nada por dentro, aunque esté cualquiera de los de Housing aquí, la peor administración que ha llegado a Monte Hatillo en los cuarenta y cinco años que yo llevo allí se llama Housing Promotor. Y no me importa decirlo, que me cojan repelillo, que me digan lo que les dé la gana, porque ya yo estoy molesta en la situación en que nos tienen viviendo en Monte Hatillo, cogiendo cubos de agua. Cuántas veces administración y administración, "mire, quiero una modernización para Monte Hatillo, engañándome, engañándome, tal día se va a

modernizar, tal día, mejoras extraordinarias. Dan dinero, fondos para mejoras...pero ese parcho le dura dos o tres semanas, se cayó, vuelve otra vez, "ay ya nosotros lo arreglamos", de quién es la culpa. No es de nosotros es de la administración que está mentando que pone porquerías. Es la administración que pone porquerías, miren que compren cosas buenas, porque ahora mismo los calentadores que están poniendo, tres días duran, porque explotan. Si compraran cosas de calidad eso duraría. Porque el que yo tengo es de calidad, porque me lo arreglaron hace tiempo, me lo pusieron hace tiempo, pero los que están llegando ahora, mire, no sirven, compren calidad. La cerradura es lo mismo. Se rompen de nada, porque es que no compran calidad, compran porquería, para qué, para ahorrarse un dinero y metérselos en los bolsillos. Y eso no es, hay que comprar calidad, porque si nos exigen pagar renta también nosotros tenemos que exigir que nos compren calidad para nuestras comunidades, no porquería, porque el Gobierno Federal da unos fondos para que los envíen a las comunidades. Y qué nosotros estamos haciendo, tenemos que vivir, tampoco se nos dan, hacemos los re-examen, por lo menos a mí no se me...el contrato de arrendamiento cuando lo firmo. De los reportes en los mismos no se dan copia. Y esos reportes duran meses y meses, hasta que no llegan como a quinientos

reportes, pues entonces es que se mueven a arreglar lo que el residente va... o cuando llega "real" Hasta la "real" n me tomaron en consideración. Yo firmé las cartas que se ponen, que hay que entregarles a los residentes. Miren, la administradora Monte Hatillo II cambió la firma mía, puso la del vicepresidente y no la mía. Y ya yo había firmado esas cartas cuando me reuní hacen dos semanas con ella, le dije, "qué pasó con la firma que yo di, que cuando se entregaron las cartas a los residentes no era la firma mía, era la firma del vicepresidente. Y ella me dice, "sí". Y te puedo garantizar que yo fui al salón de conferencia y firmé esas cartas qué pasó el nombre mío ahí. Esa es la falta de respeto que tienen muchos administradores con los residentes de los residenciales públicos. Vamos a ver qué hace Vivienda Pública con esto, porque ella todo lo quiere escrito. Porque estos residenciales están cada día, digo, por lo menos el mío. Pero como yo represento un montón de residenciales públicos me gusta defenderlos también a los residenciales públicos. Pero vamos a ver qué se hace con esta administraciones, hay que meterse bien de fondo a ellos. Visiten los residenciales. Yo le doy las gracias al Secretario y Anabelle que fueron y visitaron al residencial. ¿Le pasó algo a los que me visitaron? No les pasó nada. Así que Monte Hatillo no es tan malo como lo

pintan, porque si pintan cosas malas en otros residenciales, miren busque en urbanizaciones también hay gente mala, y peor que las que viven en los residenciales públicos. Mucho, mucho, peor. ¿Cuántos de ustedes, los de la mesa han vivido en residenciales públicos? Ninguno, verdad, pues por eso es que yo le digo, póngase las botas, las tenis, un mahón, una camisa, no enchalinado para ir a un residencial público, porque son recibidos como quiera para que ustedes visiten esa comunidades. Yo quisiera que fueran de noche para que vieran. Para que pierdan el miedo que hay en los residenciales públicos, porque se le va a atender tanto de día como de noche. Porque por lo menos, yo en mi carácter personal yo los defiendo. Les digo, "vamos, que yo los voy a llevar allí para que ustedes vean", porque después de las cinco de la tarde todo el mundo se va, pero ustedes van a las nueve, a las diez, a las once, a la una, a las dos de la tarde, "mira, allí hay un basurero, vete y recógelo, que viene Vivienda Pública, vete", eso es lo primero que hacen.

LCDA. JANICE MIRANDA-CLAUDIO

Es como cuando un político va a visitar a una comunidad.

SRA. TOMASA RODRÍGUEZ

Igual, enseguida buscan para limpiar, pero y después. Por eso es que nosotros les decimos a ustedes, no avisen,

pero siempre hay alguien de Vivienda Pública que les avisa, "mira, para allá va fulano de Vivienda Pública". Ve, para ponerlos al tanto y entonces nosotros quedamos mal. Y entonces ustedes van a decir, me mintió Tomasa, mira, que ella dijo que esto estaba así y así.

LCDA. JANICE MIRANDA-CLAUDIO

Estaba todo pintado, las líneas amarillas.

SRA. TOMASA RODRÍGUEZ

Todo, todo.

LCDA. JANICE MIRANDA-CLAUDIO

No podía sentarte porque se te manchaba el pantalón.

SRA. TOMAS RODRÍGUEZ

Exacto. Ahora el contratista que fue, uno que ellos alquilaron para que tapara las varillas que se veían. Se ganó buen dinero porque muchos edificios se quedaron con las varillas puestas allí; eso fue para "real". Vea el múltiple color que tiene el residencial. Vamos a pintar por encimita en lo que vienen. Pero váyanse ahora a ver si terminaron, vayan ahora a ver si está trabajando. Está igual. Vamos a ver qué hace Vivienda Pública por estos residenciales públicos, por favor, y con las compañías privatizadoras. Y le hablo personalmente de la mía. Así que cuando vean los contratos de esas compañías, chequéenlas porque a la verdad estamos mal y están bregando mal. Yo me duele decirlo, pero honestamente no

apoyo a Housing para nada, porque ha quedado mal. Le digo que en los cuarenta y cinco años que llevo Monte Hatillo ha ido en más decadencia y este cuatrienio, el cuatrienio pasado fue un desastre. Ahora nosotros apoyamos al Secretario, nos lo querían quitar, nosotros vamos a luchar, porque un Secretario como este no lo hemos conseguido, qué Secretario de Vivienda Pública ha ido a los residenciales públicos a meterse allí, ninguno. Pero el Secretario Miguel Vivoni se ha puesto los pantalones en su sitio y dijo, "yo voy a luchar por esa comunidad y me imagino yo que no ha vivido en un residencial público, pero tiene el compromiso de bregar con los residenciales públicos de este país. Que Dios les bendiga, Dios les guarde y para alante, que se puede.

(APLAUSOS)

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, el señor Orlando Merced del Residencial Ramos Antonini. Adelante.

LCDA. JANICE MIRANDA-CLAUDIO

En mahones o tacos, pero como quiera vamos.

SR. ORLANDO MERCED

Buenos días. Mi nombre es Orlando Merced. No soy presidente de la junta, porque no hay junta en el residencial, soy líder comunitario. La política pública de AVP, con el respeto que se merecen los presentes,

siempre ha sido que si no eres miembro del Consejo de Residentes, o no formas parte del Consejo de Residentes de una Junta, nunca te enteras de lo que pasa en tu comunidad. Y hoy vuelve a pasar lo mismo. Si no es porque yo estoy pendiente a los periódicos y estoy pendiente a lo que pasa en mi comunidad yo no me entero que hay vista pública, por qué, porque no soy miembro de un Consejo de Residentes. Y porque no tenemos quién lo diga, excepto nuestros propios compañeros, "mira, hay vista, prepárate para que puedas discutir". Y eso siempre pasa. Yo sé que muchos de ustedes son nuevos y no lo saben, lo desconocen, pero yo les pido que tomen carta en el asunto. Y otra vez estamos aquí discutiendo un "draft" de un plan que realmente todos los que están aquí presentes, todos sabemos que este plan está completamente planchado. Y esa es mi percepción. Y está planchado y lo digo con toda la razón del mundo porque año tras año nosotros venimos aquí a plantear situaciones que aparecen en el plan anual y cuando el plan llega que ya no es "draft" ninguna de las recomendaciones que nosotros hoy nos hemos tomado el tiempo y hemos puesto en un papel ninguna recomendación aparece escrita. Por eso es que entendemos que, pues en los planes anuales siempre están planchados, esa es mi percepción.

Me parece un tanto irreal lo que se escribió en los reglamentos. ¿Hay un reglamento por ahí, quién tiene un reglamento por ahí? Me parece un tanto irreal lo que se escribió en los reglamentos que aparecen en el "draft", en ese reglamento que ustedes tienen en la mano. A mi entender quien escribió este reglamento parece que lo escribió el Papa o alguien que vive en Roma y no sabe la realidad de la gente de las cosas que pasan en los residenciales públicos. Porque realmente lo que dicen esos reglamentos, esos reglamentos nos penaliza por los errores que cometimos en el pasado y por los errores que podamos cometer en el futuro. Y hay un montón, ustedes vieron los reglamentos y lo mucho que nosotros nos tomamos el tiempo para leerlos. Y esos reglamentos nos tienen el dedo apuntador a nosotros como residentes de Vivienda Pública o como miembros del Consejo que todas las miradas están sobre nosotros. Quien preparó los reglamentos, pues como te explico, pues como te explicó, pues son personas que tienden...y esos reglamentos no se preparan para... Se preparan para riquitos, para quién se preparan esos reglamentos, para los hijos de quién. Porque todos sabemos lo que hay en los residenciales, todo el mundo sabe en Puerto Rico que nosotros no somos los perfectos residentes, que tenemos problemas. Pero no podemos permitir que una vez y otra vez y otra vez se sigan

creando reglamentos para acusarlos a nosotros y hacernos la vida de cuadritos.

LCDA. JANICE MIRANDA-CLAUDIO

Orlando, te pregunto, para que me instruyas, qué es lo que estás viendo que...además de todo, ¿qué es en específico lo que estás viendo que te molesta que tú crees que no estamos haciendo, que no está plasmado?

SR. ORLANDO MERCED

Okay, para no redundar... Lo que pasa es que hay en el reglamento... Pero para darte una idea, por ejemplo, en el reglamento de los consejos, y se aceptó por parte de empleados de Vivienda Pública hace dos años, que el Reglamento para la Creación y Organización de la Junta de Residentes se hizo por encargo de la compañía privatizadora. Y ese reglamento la persona que ayudó con la...relación nos dijo, "mira, tiene toda la razón, pero nosotros nos vamos a comprometer con ustedes a que ese reglamento se va a cambiar. Todavía el reglamento nos hace daño a nosotros. Porque el reglamento nos quitó derechos a nosotros como juntas de residentes y se los dieron a las compañías privatizadoras. O sea, yo no puedo entender en qué cabeza cabe que si nosotros tenemos un buen líder en un proyecto, por qué nos prohíben correr más de dos veces. A quién se le puede ocurrir eso, se le ocurre solamente y únicamente a los privatizadores. Hay

muchos reglamentos para que nosotros, nuestra conducta y que tenemos que andar derechitos y que no podemos cometer pecado y que no podemos hacer muchas cosas. Porque si ustedes ven ese mamotreto, ese mamotreto es grandísimo y nosotros tenemos que andar de punta en pie, pero yo me pregunto, ¿si así de gordos son los reglamentos que ustedes tienen para moderar nuestra conducta, por qué así de gordos no son los reglamentos que deben tener ustedes para moderar la conducta de las compañías privatizadoras? Y mi abuela decía por ahí, el que le caiga el sayo, verdad, que se lo ponga. No estoy juzgando a ninguna compañía en específico, pero por qué así mismo, como el mamotreto que ustedes que ustedes tienen ahí no hay un mamotreto para velar a las compañías privatizadoras de Vivienda Pública que vienen a servirse de nuestro dinero. Aquí mismo como se han creado reglamentos para que nosotros andemos derechitos así mismo deben haber reglamentos para velar estas compañías vela guiras qué lo que vienen es a servirse de nuestros fondos públicos. Y eso está mal. Nosotros queremos también ver esos reglamentos. Porque no es que ellos van... Todo el mundo sabe de los reglamentos que existen en contra de nosotros. Pero nosotros no sabemos ahora mismo lo que las compañías pueden hacer y lo que las compañías no pueden hacer. Y eso hay que arreglarlo.

Casi por último, yo no puedo entender...o estábamos hablando del Boy's Club y qué lástima que el Secretario se haya ido, pero quería dejarle saber. Mi compañía, American Management cometió el error de darle la biblioteca electrónica al custodio de Boy's and Girl's Club. Boy's and Girl's Club es una institución que todo el mundo conoce. Los que no están bien cerca con Boy's Club no saben lo que hay. Los que trabajamos cerca de Boy's and Girl's Club sabemos lo que hay. Y por eso yo no quiero la biblioteca electrónica dentro de Boy's and Girl's Club. Porque ahora mismo la gente mayores de dieciocho años no pueden ir a buscar servicios a la biblioteca electrónica porque por Boy's and Girl's Club no se lo permite. No hay servicios antes de las tres de la tarde porque Boy's and Girl's Club está cerrado. Todos los residenciales tienen biblioteca electrónica y pueden entrar cuando les da la gana en cualquier momento durante el día, pero nosotros nos tenemos que limitar a dos horas para usar la biblioteca electrónica con una computadora que las dio Vivienda Pública para el uso de las comunidades. Y eso está mal.

Por último, yo no puedo entender cómo mi compañía privatizadora dinero para hacer una revista como esta, bien bonita, porque la revista está preciosa y maravillosa y me encanta, pero cómo la compañía mía no tiene treinta y

cinco dólares para hacer una actividad para el Club de Oro. Sin embargo, los otros días, eso fue hace una semana atrás que pedimos treinta y cinco dólares y se nos negó, porque no había dinero. Los otros días teníamos una actividad con el Club de Oro, pero teníamos que llevarlos a Fortaleza, no había guagua para ellos. Y los otros días el municipio vino de la noche a la mañana a hacer una serie de servicios a Ramos Antonini y apareció comida para comer cincuenta personas. ¿Es justo? No es justo. Por eso es que tenemos que entonces nosotros verificar dónde está nuestro dinero. Y para qué se usa el dinero de nuestras comunidades. Y eso no aparece en el plan a cinco años. Así que yo necesito que tomen cartas en el asunto. Gracias y buen día.

(APLAUSOS)

SRA. MICHELLE DÍAZ

Muchas gracias Orlando. Continuamos con el próximo deponente y último, el señor Orlando Rosario del Residencial Jardines de Country Club. Adelante.

SR. ORLANDO ROSARIO

Buenos días. No tenemos tiempo para...verdad, porque por lo menos todo el mundo puede hablar aquí, así que no quiero que me cuenten el tiempo a mí. Mira, quiero saludar a los que se merecen en el panel que yo los

salude. Orlando Rosario Escudel. El señor Carlos, a la Subsecretaria o Sub-administradora, lo que sea,

LCDA. JANICE MIRANDA-CLAUDIO

Janice.

SR. ORLANDO ROSARIO

Okay, a la señora Nadín que está ahí. A los demás no quiero ni saludarlos. A ti te quiero saludar. A los demás, unos que no los conozco, que no sabemos ni quiénes son, y otros, que pues a nombre del Secretario mencionan tantas cosas y prometen y después no cumplen. Y estamos mal en eso. Pero mira, sobre el plan ese que está aquí está bien lindo, yo me puse a leerlo y está bien bonito, etcétera, etcétera, hice un montón de marcas y aquí están marcadas y todo eso, pero si yo me pusiera a hablar sobre todo el plan estaría aquí todo el día. Pero creo que ese plan deben de verificarlos bien chévere, porque hay muchas cosas que yo entiendo que se están entrando en la vida privada de nosotros de una forma increíble. Yo entiendo que nosotros no vamos a tener vida. Y si ese plan fuera que se pueda aplicar en todos los residenciales públicos, pero así no va a ser. Se va a aplicar en aquellos residenciales públicos que somos de ciento quince, noventa vivienda, porque es pequeño y fácil de manejar, pero residenciales públicos grande, jamás van a poder aplicar un plan como este. Esa es una de las críticas que yo

quiero hacer en el área de ocupación. Esa es el área que a mí más me preocupa, tú sabes por qué, porque mis propios ojos hasta que no mejoremos esa área de ocupación, porque muchas de las viviendas que están invadidas hoy en día en nuestros residenciales públicos es porque las compañías muchas veces entregan las viviendas al Departamento de la Vivienda y se tardan meses y meses en entregar una vivienda. O sea, le estás dando la oportunidad al delincuente, le está dando la oportunidad a que el que quiera invadir una vivienda, que la invada. Y esas recomendaciones yo, que soy bien peleón, la he recomendado un montón de veces. Otro problema que tenemos, por más que hagamos esto, que yo no voy a poner una cosa de cristal aquí, ya yo los tengo todos coleccionados, porque yo puedo hacer un traje con esto. Créame que puedo coser con esto con el papel, pero una de las cosas que se le recomienda a Vivienda Pública es que no sigan cambiando para que podamos trabajar en conjunto un buen equipo. Primero estuvo Nadín, que está ahí y se lo voy a decir de frente a ella, porque yo no me callo, yo menciono nombre y todo. Nadín estuvo ahí en el área de Ocupación, hizo un trabajo excelente, la movieron a otro lado, entiendo que hay unos jefes que tienen que mover los empleados, pero si el empleado está trabajando bien déjalo ahí, porque el área de Ocupación es el área más delicada de Vivienda Pública.

Y hay un montón de apartamentos ocupados ilegalmente y al día de hoy, un montón de listas esperando gente por Vivienda. Entonces a esas personas le cogemos miedo y muchas veces no hacemos nada, las compañías se hacen los ciegos, pero el que está legalmente pagando la luz y el agua y esto y lo otro a veces lo hostigamos y lo hostigamos y lo hostigamos. O sea, tenemos que escuchar. Nosotros los que vivimos en los residenciales públicos día tras día, noche, aguantando los tiroteos, las peleas, las amenazas que nos hacen. Porque muchos de nosotros somos amenazados. Yo no sé qué va a pasar con Tomasa cuando salga de aquí con todo lo que dijo. Ya yo no me atrevo montarme en la guagua con ella cuando nos vayamos. Porque puede haber una masacre entre American y Housing, porque Orlando fue el que pasó... Pero Orlando Merced es de American. Y miren, yo creo que lo más importante de esto es, una de las cosas que quiere el gobernador es personas comprometidas que trabajen con los residenciales públicos. El Secretario, para los que no lo sabían y se lo voy a decir yo, Orlando Rosario Escudel, ustedes saben de la plaza del Senado del señor Martínez que se quitó esto y lo otro, tenían planchado para poner al Secretario de la Vivienda, okay. Y yo hice un revolú en el Senado porque lamentablemente el Secretario, Miguel Vivoni ¿Hernández verdad? Hernández Vivoni. Miren, ya tenían planchado eso

para ponerlo a él de Senador. Y no lo podemos permitir que un Secretario como este que ha bajado a compartir con la gente de los caseríos, a compartir a sentarse y a escucharnos se nos vaya porque el gobierno le da la gana. Que ocupen la plaza con quien le dé la gana, pero el señor Vivoni se va a quedar ahí hasta que nosotros decidamos como presidente y líder de comunidad.

(APLAUSOS)

SR. ORLANDO ROSARIO

Si él no quería esa plaza, pues no se hubiese metido. No hubiese pensado antes de tomar esa plaza como Secretario de la Vivienda Pública. Porque no es todo dinero y cobrar. Lamentablemente se dio a querer, lamentablemente ha bajado a los residenciales públicos y nos ha escuchado. Es el único secretario, porque el que estaba anterior, que quiero mencionar el nombre, Gester Cordero, ese estaba, verdad, ese tenía los chavos aguantados y nos tenía, yo no sé, con la revista que tenía allí. Y entonces qué pasa, los chavos los tenían aguantados y cuando subió el Secretario Vivoni, mira que casualidad, que yo estaba, y yo lo vi porque yo me meto en Vivienda Pública y tengo mis "paparazzi" y todos me informan para estar al tanto, que el Secretario Vivoni manda a reunir a todas las compañías y que no le empieza a soltar dinero que estaba aguantado hace tiempo, eso

solamente lo hizo ese hombre que está ahí. Ese hombre en las actividades se ha puesto a bailar con las muchachas y todo eso, qué Secretario que son un chorro de come mierda, el único que ha hecho eso es él. Y por lo tanto, a ustedes que están bien cerquita de él díganle que si hace aunque sea un mínimo de virarse así, lamentablemente ya yo digo algo que me llegó a mí, porque siempre lo he pedido y nunca me lo dan, porque Orlando es problemático, revolucionario, esto y lo otro. Aquí tengo los teléfonos y todo para comunicarme con todos los presidentes y líderes a nivel de Puerto Rico. Ya me lo entregaron hoy, si él hace el mínimo movimiento y que yo me entere, lamentablemente le vamos a hacer un piquete en Vivienda Pública. Y nos vamos a unir todos a hacerle un piquete al Secretario. El se va de esa silla cuando nosotros decidamos no cuando el gobierno le diga a él o tengan todo planchado, como el Presidente del Senado, que era el que estaba planchado todo eso para que él subiera a Senador. Él se va a quedar ahí. Ahora, cuando hagan reuniones, por favor, no nos prometan mucho, ya la gente está cansado de escuchar tantas promesas. No hagamos compromisos en nombre del Secretario, porque estás envolviendo al Secretario y después cuando vean a uno no sabe ni quién soy yo ni me reconozca. Porque miren, a mí no me importa, yo paralizo lo que sea, porque yo no solamente estoy para defender mis

Jardines de Country Club, yo estoy para defender los derechos de todos los residenciales públicos a nivel de Puerto Rico. Si me hace falta en Ponce, allá en Ponce vamos a caer. Porque yo tengo mi grupo que estamos bien preparados y nos sentamos y leemos. Pero yo necesito que este plan, tengo que verificar un montón de cosas, no estoy de acuerdo en que un hijo mío, yo tengo hijos que son por corte, verdad, como no me gusta el marisco, nunca pude hacer un hijo, pero tengo mis hijos, lamentablemente me los dio la corte y lamentablemente si yo estoy durmiendo y un hijo mío entra pistola a mi casa y no me he percatado y sucede un arresto en ese momento no es justo que por mi hijo, yo mira, lo saco del contrato. Pero no es justo que la familia completa perdamos la vivienda. Eso es algo bien injusto. Porque a veces hay padres que tapan a sus hijos que son más charlatanes que los propios hijos, pero habemos personas serias en los residenciales Públicos. Habemos padres que día tras día, los mío yo los llevo a cantazo, yo le doy. Y la de la escuela me dice, "mira, tú sabes que...mira tú sabes que...mira, llámame a Servicios Sociales. Yo soy producto de un hogar de crianza de Servicios Sociales y fui maltratado, fui violado, pero estoy aquí, porque Dios quiere que yo esté aquí para ayudar a otros niños, entiende. Y yo entiendo que este reglamento debemos verificarlo. La junta de

residentes se nos están violando los derechos que tenemos como Junta de Residentes. Ya las compañías seleccionan quienes son los que ellos quieren para Junta de Residentes, cuando eso es algo que la decisión la toma la comunidad. No puede ser que la compañía decida quién decida quién yo quiero para que esté en esa Junta de Residentes para manejarlo a manera como ellos le dé la gana. Porque cuando estuvo Orlando Rosario y ahora que viene, porque ya hicieron la rueda de preguntas de las compañías, ya eso pasó hace par de semanas, porque yo estoy bien al tanto. Y ahora vienen que ellos están terminando de cuadrar todos los documentos que van a entregar para la nueva subasta que viene ahora, eso está a ahí, a ley para entregarlo, que tienen hasta los empleados encerrados para que cuadren eso para que cuadren eso para entregarlo, los documentos. Analicen bien, porque yo Orlando Rosario ofrecí que nos escucharan así como estamos nosotros y escuché ahora una referencia que nosotros queremos hacer, hay compañías buenas y hay compañías malas. Hay compañías que valorizan a las personas que vivimos en los residenciales públicos, no es que no cumplan con la ley, es que hayan cumplido el reglamento, es en la forma en que tú lo vas a hacer, cómo tú vas a trabajar con una comunidad, entiende. Y que no se viole los derechos a nuestra gente en los residenciales

públicos. Miren, y he visto injusticias que a veces cuando van a pagar renta, si el día 5 van a pagar la renta te piden el otro mes también, "no, los tiene que pagar los dos meses a la misma vez". Mira, no hemos terminado este mes y no ha empezado el mes próximo y te vamos a pagar el mes que viene también. Yo creo que es injusto. Se cometen muchas injusticias.

Y el problema de esto está en que muchas veces tú quieres comunicarte, estos empleados que están al lado del Secretario y se ofrecen, no quiero mencionar nombre, porque mira, para que después no me vean en Vivienda Pública y digan, "ay Dios mío ahí viene ese hombre", al que lo diga a mí no me importa, no me importa, porque yo tengo personas que ustedes no se imaginan quiénes son mis contacto. Pero tú sabes una cosa, que el Secretario tiene que saber seleccionar quiénes son las personas que van a estar en su equipo, que van a estar a su lado, de tener ese compromiso. Yo sugiero, Nadín es una.

Hemos tenido problemas, porque yo tengo un genio que yo te digo las cosas ahí. Ivette Cabeza, Ivette Cabeza es que tiene que contestar un poquito más el teléfono. Yo entiendo que el equipo humano que va a estar cerca del Secretario debe ser una persona más comprometida. No estén ahí por ganarse el dinero, tiene que ser más comprometida, porque si tú vas a mi comunidad, mi

biblioteca cómo está, una biblioteca que era ejemplo, ve a verla ahora; perdida. No hay Internet, en mayo se gradúan los niños y todavía estamos esperando la Internet, todavía estamos esperando que reparen la biblioteca, cuándo lo van a hacer cuando pase mayo, la clase graduanda; ahora es que lo necesitamos. Tenemos que hacerlo ya porque las clases graduandas están ahí a la vuelta de la esquina. Por favor, verifiquen las oficinas de la Junta, yo estoy en la calle, porque le presté mi oficina para realojar los residentes en una pequeña remodelación, la de los fondos ARRA, ¿no está aquí? No, ella es bien incompetente. Tiene que verificarlo. Ella allí se ha hecho lo que le da la gana con los fondos ARRA y eso está quedando un disparate y ella dijo para reunirme y nunca ha ido. Ella no sirve. Tienen que ponerla en el área de limpiar los pisos y todo eso que yo creo que va a funcionar mejor.

Pero mira, en las bibliotecas vamos a trabajar porque mayo está ahí, las clases graduandas están ahí y todavía al día de hoy nuestras bibliotecas están todas hechas un disparate.

Otra cosa, si queremos mejorar la calidad de vida de los residenciales públicos que nos llenamos la boca diciéndolo, diciéndolo, "arréglenos las áreas pasivas, nuestras canchas, que no hay pintura para pintar las canchas. Tienen que arreglarlo porque entonces de esa

manera yo puedo trabajar con aquel chamaquito que está en el punto yo lo puedo traer con deportes. Pero cómo yo lo voy a traer con deportes, no solamente un balón, no es solamente una malla, no es solamente...o sea, yo necesito algo más, que es pintura, que me arreglen las áreas. Que ellos tengan las compañías, no todas. Hay un equipo humano, que son los que se sientan aparte en un cuartito aparte a verificar todo y esto y lo otro, que son los que están trabajando con estas propuestas, yo entiendo que ustedes deben de hacer eso mismito y los ponen la mitad de los administradores que se sienten ahí. Pero que escuchen nuestras sugerencias antes que le den esos contratos. Porque entonces el que no crea que Monte Hatillo se está cayendo en pedazos, vamos y quédense allí que yo los acompaño y nos quedamos allí para que tú veas. Mi comunidad se está dañando, ya no es un ejemplo. Aquello lo que falta es... no sé, eso está bien malo, pero por culpa de qué, la falta de interés de mejorar la calidad de vida. Mucha gente dice, "yo quiero mejorar la calidad de vida", sí, yo quiero mejorar la calidad de vida, pero muchos están por mejorar la calidad de su bolsillo. Hacerse millonario con el dinero que nos compete a nuestras comunidades. Los envejecientes los están dejando en el olvido. Nuestros niños, los campamentos los peores. Entonces yo entiendo que Vivienda Pública no está de

acuerdo en muchas de esas cosas, pero entonces tenemos que chequear, porque todo lo que está escrito aquí, yo vengo y te lo entrego, y te diga, mire, aquí está el informe que usted me pidió de todos las funciones y todos los trabajos que hemos hecho en nuestros residenciales públicos que usted nos había dado, aquí están. Y ustedes vienen y ojean y waoo todo está perfecto, esta compañía increíble, pero, ¿sabes tú si eso es cierto o falso? Para eso estamos nosotros aquí.

Y entonces otra cosa que tienen que verificar es que muchas veces ponen, tenemos una secretaria en tal sitio y hay presupuesto para pagar secretaria, los empleados, el mecánico, el que recoge la basura, el que... Y muchas veces esas plazas no existen. Y vivienda pública no está pagando por eso. Vivienda pública le paga a as compañías que administran nuestros residenciales públicos una cantidad de dinero por cada vivienda que esté ocupada, ¿verdad que sí? Y es bien preocupante porque muchas veces las viviendas ni están ocupadas y Vivienda Pública le está pagando a esa gente, y las viviendas están desocupadas. Pero yo le voy a quitar el sistema de las computadoras cuando a mí me dé la gana, y mientras tanto esa primera etapa así y Vivienda Pública pagando un dineral por esas viviendas que están cerradas y que no vive nadie. ¿Quién verifica eso, quién verifica que esa información sea

correcta? Entonces el presupuesto de nosotros cada día va a ser menos porque se sigue pagando y pagando por cosas que no existen.

Yo solamente les voy a pedir de favor, como ustedes son bien allegados, Nadín tú eres bien allegada al Secretario, que tú lo ves cuantas veces tú quieras, porque tú te reúnes mucho con él. Carlos también, Carlos López, Lazú también, mi amiguita que al principio me caía mal, pero ya me cae bien. Ahora es amiguita mía porque hablamos por teléfono y me atendió bien. Y me habla como tiene que ser, sin mentiras. Miren, tenemos que hacer una reunión lo antes posible. Yo quiero una reunión para la gente de Ramos Antonini, el líder. Va a estar la señora Tomasa, va a estar Juan de Los Lirios, voy a traer a Papo Christian, Papo Chistian está bien tranquilito. Él es bien chévere, voy a traer par de líderes, pero necesitamos hablar sobre la nueva renovación de los contratos, dar una sugerencia, porque no se pueden juzgar a todas las compañías por iguales. Así que gracias por toda la atención que me puedan dar.

--

Unjú.

SR. ORLANDO ROSARIO

No, no, la cosa tú sabes lo que pasa, que aunque la gente yo le caiga mal no me interesa. Pero cuando yo

tenga la oportunidad de conocer a nuestro señor, por lo menos yo estoy en este plano de tierra con un propósito, y es defender aquellas personas que no pueden defenderse. Aquellas personas que no tienen tal vez los documentos, o no tienen la información para defenderse. Yo le voy a caer mal a un montón de gente, pero si algún día el Secretario se piensa retirar, que yo sé que eso está en sus planes futuros para correr para Senador... No, por ahora no, pero sí está en sus planes para el 2012, porque ya eso él lo tiene en su mente, pero yo puedo ser un futuro Secretario de la Vivienda. Los quiero mucho y gracias por toda la atención. Que Dios los bendiga mucho.

(APLAUSOS)

SRA. MICHELLE DÍAZ

Gracias Orlando por su ponencia.

LCDA. JANICE MIRANDA-CLAUDIO

Perdóname, Michelle. Mire mi gente, ciertamente esta servidora y no creo que ninguno de los que esté aquí en la mesa haya vivido en un residencial, se los digo sinceramente. Obviamente, no sabemos de primera mano las necesidades que ustedes tienen ni lo que está sufriendo sus comunidades. Este, por eso, estas reuniones que hemos hecho desde que llegamos en varias ocasiones. Yo no puedo defender lo que ustedes han dicho completamente, porque si lo estuviese diciendo solamente Orlando, pues yo diría,

contra Orlando es que la tiene con AVP, y pues... Pero lo hemos escuchado de varias personas. Yo no sé cómo se llevaban las vistas antes porque esta es la primera vez que yo trabajo en Vivienda, así que no puedo excusarme por promesas que se hayan incumplido con ustedes. Pero ciertamente es la directriz del Secretario a todo su personal, que los escuchemos, que sus sugerencias no queden en el vacío.

Yo pido que nos den una oportunidad para realizarla. Las reuniones y varios de ustedes lo saben, que cuando solicitan las reuniones nos estamos encargando de dársela y los estamos escuchando. Así que Orlando, la que sugeriste, ya Nadín la apuntó, esa reunión va. Así que no me queda...

SR. ORLANDO ROSARIO

Ustedes están haciendo un trabajo muy bueno, que por años no habíamos visto, ustedes son muy buenos. Lo que pasa es que no quiero expresarlo aquí porque yo sé que va a incomodar a algunos.

LCDA. JANICE MIRANDA-CLAUDIO

No, pero no porque seamos buenos nos tiene que quitar el puño de la cara, como decimos, al contrario, muchas veces las personas descansan en que, ah es que este es bueno, vamos a dejar...no, no puede ser.

SR. ORLANDO ROSARIO

Yo tenía que sacármelo de adentro. Porque si yo me voy para mi casa con eso, voy a reventar con el Secretario cuando lo llame a su oficina. Tú sabes lo que pasa, que nosotros tuvimos una reunión en Vivienda Pública hace poquito donde estábamos discutiendo esto.

--

El 10 de marzo... no, el 11.

SR. ORLANDO ROSARIO

El 11 de marzo. Entonces qué pasa, ahí yo me puso bien contento cuando vi a Nadín, porque yo he tenido mis peleítas y a veces no estamos de acuerdo, pero a mí me gusta eso, porque si somos iguales... Y habían unas personas allí bien comprometidas y todo eso. Lo que pasa es que en el momento dado cuando se presentó el ingeniero, que es el que está allí al frente, de aquí para allá a mano derecha, él se puso de pie y yo tal vez voy a pensar que lo hizo de la manera...con su mejor deseo de ayudarnos y de ofrecernos. De su boca salieron unas palabras que nos iba a reunir la semana que viene. Qué pasa, que cuando tú le prometes algo a alguien todo el mundo va a estar llamando, "Orlando, qué pasó con la reunión, no nos íbamos a reunir la semana que viene". Entonces qué pasa, no hubo la comunicación, no hubo el interés, no hubo llamada, yo lo llamé a él, él estuvo con el gobernador.

Ahí yo llegué a donde estaba el Gobernador...Nadín, tú sabes que yo llegué allí.

LCDA. JANICE MIRANDA-CLAUDIO

¿En Puerta de Tierra?

SR. ORLANDO ROSARIO

Sí, porque los "paparazzi" me informan y yo ahí llegué con Tomasa y entonces qué pasa, habíamos quedado para coordinar esa reunión. O sea, yo no quiero, en ningún momento, que ninguno de los que está en el panel, ninguno se le ocurra, ni se atrevan, y piénselo como a ustedes le dé la gana, utilizar el nombre del Secretario para hacer compromisos falsos, porque eso le afecta la imagen de ese caballero que tiene el mejor interés para nosotros. Entonces qué pasa, tú mencionas al Secretario, haces unos compromisos, porque el Secretario quiere, que si esto, pues mira, si tanto quiere que me ponga un "jacuzi" y un apartamento inteligente en mi casa. El va a hacer lo que él pueda, con lo que tiene, pero no podemos hacer compromisos más allá de lo que tal vez él no pueda cumplir, porque se afecta la imagen de él y de ciertas personas que están al lado de él, que han trabajado por años con nuestros residenciales públicos. Pero me siento bien incómodo con el caballero aquí presente, porque hubo unos compromisos y no se cumplieron. Entonces son personas que nuevamente dondequiera que lo vea hasta que yo no vea

ese compromiso de su parte yo no voy a estar tranquilo. Entiende. Porque no solamente a mí fue, fue a un grupo bien grande y toditos estábamos esperando. Todos los que estábamos allí... Es más yo llamé a Vivienda Pública para que no lo sentaran en la mesa y la contestación me dijo, Orlando, tiene que estar ahí, porque esas son las instrucciones que dieron y él tiene que estar sentado ahí. No voy a decir quién fue, pero a mí no me interesan las instrucciones que hayan dado. Ahí en esa mesa presidencial tienen que estar para las próximas vistas... Es más tú sabes lo que yo voy a hacer...nosotros hicimos unas vistas públicas una vez y los invitamos, en Manuel A. Pérez, y quedaron mejor que esta, mejor organizadas. Yo me he ofrecido para organizarla. Hagan un comité de disciplina, porque muchas veces se nos cita para discutir lo del plan y lo menos que le damos es importancia al plan, porque tenemos tantos problemas, quién nos va a escuchar. Y si nos vamos al sicólogo, al siquiatra, el siquiatra lo que nos va a hacer es cobrarnos, pues mejor me doy "guille" de loco y te hablo y me sale de gratis, entiende, y a ti te pagan y tú me escuchas y yo me desahogo. Y tú me tienes que escuchar porque a ti te pagan un sueldo y eso es así.

Y entonces miren, no hagamos compromisos a nombre de nuestro Secretario, por lo menos Orlando Rosario no se lo

va a permitir. Empleado que haga un compromiso en vano a nombre de nuestro Secretario Vivoni, yo voy a estar bien pendiente y yo soy de los que le escribo al Gobernador y yo soy de los que escribo y pongo palabras, hasta que estoy molesto y todo eso. Porque no me gusta que le afecta la imagen. Y no es que lo estoy defendiendo porque...verdad, nada de eso, es porque el hombre es bien comprometido, el hombre es bueno. El hombre quiere ayudarnos, el hombre soltó millones de dólares, porque yo me enteré, tengo mi contacto en Finanzas, mi contacto, mi "paparazzi", el 001, me dijo, "mira, mi amor, eso es dinero que le han cortado a las compañías para trabajar con los residenciales". Y se ha visto el cambio.

Él es humilde. El día de la Marcha por la Paz, él caminó, si llega a ser un come mierda de estos no va.

LCDA. JANICE MIRANDA-CLAUDIO

Y nos trepamos en la...

SR. ORLANDO ROSARIO

Se trepó allá arriba. Eso es lo que tenemos que ver, personas como él. Pero nosotros queremos que hagamos una reunión y que sea una reunión para que ustedes nos escuchen, pero en las sugerencias que nosotros queremos dar sobre la nueva renovación de contratos. Se me había olvidado que quiero solicitar que aparezca escrito y que aparezca grabado. ¿Eso es algo público, verdad? No mires

para acá, te contrataron, pero eso es público. Mira, yo quiero una copia del contrato que le establecen a las compañías de Viviendas, a las compañías para yo tener conocimiento cuáles son sus obligaciones. Todos queremos; ¿cuántos quieren?

(TODOS HABLAN Y APLAUDEN A LA VEZ)

SR, ORLANDO ROSARIO

Todos queremos una copia, porque no es justo que ellos tengan el contrato del Departamento de Vivienda para hostigarnos a nosotros día tras día y nosotros no tenemos nada del compromiso de ellos con Vivienda Pública.

Me voy.

LCDA. JANICE MIRANDA-CLAUDIO

Yo voy a dejar a Nadín a cargo de recoger la información.

(APLAUSOS)

LCDA. JANICE MIRANDA-CLAUDIO

Nada, quiero agradecerles la presencia a todos. Estamos a sus órdenes siempre en Vivienda y seguimos trabajando y contando con su cooperación.

SRA. MICHELLE DÍAZ

Bien. Gracias a todos por su ponencia, por darnos de su tiempo para estar aquí, verdad. Yo quiero añadir que el equipo de trabajo de la Administración de Vivienda Pública está bien comprometido con ustedes. Así que damos

CERTIFICACIÓN DEL TAQUÍGRAFO

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

VISTA PÚBLICA
BORRADOR PLAN DE LA AGENCIA 2011-2012

FECHA : MIÉRCOLES 23 DE MARZO DE 2011
HORA : 9:00 A.M.
LUGAR : COLISEO RUBÉN RODRÍGUEZ
(SALÓN ALCALDE) BAYAMÓN

Por la presente CERTIFICO que la transcripción de la Vista en su Fondo que antecede habida en el caso del epígrafe en el lugar, fecha y hora antes indicado; de los procedimientos habidos y los testimonios prestados, es fiel y correcta.

Asimismo CERTIFICO que no estoy involucrado ni interesado en forma alguna en el resultado de este caso.

Germán Ayala García
TAQUÍGRAFO DE RÉCORD

Public Hearing

Ponce

N/E VIVIENDA 11.04
24/mar/11(Del-Ger)

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

VISTA PÚBLICA
BORRADOR PLAN DE LA AGENCIA 2011-2012

JUEVES 24 DE MARZO DE 2011
9:00 A.M.

CENTRO DE CONVENCIONES EL SEÑORIAL
(SALÓN DE PERLA)
PONCE

COMPARECENCIA

ADMINISTRACIÓN DE VIVIENDA PÚBLICA

Sra. Michelle Díaz Navedo
Directora del Area de Planificación Estratégica

Lcdo. Miguel Hernández Vivoni
Secretario del Departamento de la Vivienda y Administrador Interino de la Administración de Vivienda Pública

Sr. Jesie Martínez
Director del Área de Seguridad

Ing. José Rivera
Administrador Asociado en el Área de Desarrollo y Construcción de Proyectos

Sra. Aida Vázquez
Administradora Asociada en el Área de Selección y Ocupación

Lcda. Alexandra Rosa Tirado
Secretaria Auxiliar en Asuntos Legales

Lcda. Aida Casiano
Directora de Asuntos Legales de la Administración de Vivienda Pública

Sra. Nadine Torres Torres
Administradora Asociada en el Área de Programas Comunales y de Residentes

Ing. Carlos López
Administrador Asociado en la Administración de Proyectos

TAQUÍGRAFO DE RÉCORD
Sr. Germán Ayala García

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SRA. MICHELLE DÍAZ

Oficialmente daremos comienzo a los trabajos de la mañana de hoy a las nueve y cuarenta y cinco de la mañana (9:45 a.m.), para efectos de récord. A la entrada le entregamos una hoja con unas reglas para conducirnos en la vista pública.

Vamos a leerlas: Debemos registrarnos al llegar. Si hay alguna persona que no se haya registrado, por favor pasar a la mesa en la entrada. Debemos tomar un turno de ponencia, la persona que interese deponer. Hay una mesa para turnos de deponer en la parte posterior del salón. Se concederá un turno de cinco (5) minutos a cada deponente. Este turno es intransferible a otro deponente. Antes de deponer debemos decir el nombre y el nombre del proyecto del cual nos visitan. La ponencia debe ser sobre temas relacionados al plan de la agencia 2011. Pueden entregar las ponencias por escrito en la mesa para registro de deponentes en la parte posterior. Deben esperar el turno para deponer con paciencia. Debemos mantener silencio mientras otros compañeros están deponiendo o se dirigen a los presentes. Y por último, y no menos importante, debemos respetar a las personas que conducirán los trabajos y respetar también las reglas que acabamos de repasar en este momento. Muchas gracias.

En la mañana de hoy contamos con la presencia del licenciado Miguel Hernández Vivoni, Secretario del Departamento de la Vivienda y Administrador Interino de la Administración de Vivienda Pública.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Buenos días.

SRA. MICHELLE DÍAZ

El licenciado Hernández estará presidiendo esta vista pública en el día de hoy. Licenciado, adelante.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Nuevamente, buenos días a todos. A los que están entrando también, buenos días. Muchas gracias por estar aquí. Este es un día importante no sólo para ustedes, sino para nosotros en la agencia, porque estamos discutiendo un borrador que incide sobre las comunidades donde ustedes residen. Y en ese sentido, por eso el Plan de Desarrollo y el Plan Integral de la Agencia de Cinco años se discute, por eso se convoca a cada uno de ustedes a que participe. Lo estamos Realizando en el día de hoy, 24 de marzo, en el Centro de Convenciones del Señorial para recibir comentarios, planteamientos de todos nuestros residentes de vivienda pública y público en general sobre los aspectos concernientes al plan anual y el borrador de Plan de Cinco años de la Agencia y todo

esto, según lo requiere la Ley Federal de Responsabilidad del Trabajo y Calidad de Vida de 1998.

Los días 10 de marzo y 14 del año en curso se realizaron talleres de trabajo con el propósito de discutir el borrador propuesto con el grupo representativo de las juntas de residentes y el equipo de trabajo del Departamento de la Vivienda y su agencia inscrita a la Administración de Vivienda Pública. Tuve la oportunidad de conocer, de presentar interrogantes las cuales fueron respondidas en su mayoría, fomentando de esta manera la participación de ustedes en el proceso de elaboración de este importante documento. Y esta parte de ahora, que es la parte, ya ustedes ven el borrador, se abre el público en general para seguir logrando ese insumo de ustedes y lograr un documento que Realmente presente las Realidades y las necesidades de nuestra gente de Vivienda Pública.

A tales efectos la importáncia de esta vista, como la que llevamos ayer en Bayamón, están siendo grabadas. Por eso le pedimos de corazón que por favor mantengan silencio, que escuchen a las personas que hacen las ponencias. Se va a estar preparando una minuta que va a ser parte del documento final que se envía al Departamento de Vivienda Federal. Podrán notar también

que contamos con un intérprete de señas para beneficio de las personas sordas con problemas auditivos.

Esta vista pública tiene la participación de los siguientes municipios: Ponce, Yauco, Guayanilla, Peñuelas, Adjuntas, Jayuya, Juana Díaz, Villalba, Orocovis, Coamo, Aibonito, Cidra, Cayey, Santa Isabel, Salinas, Guayama, Arroyo, Patillas, Caguas, San Lorenzo, Gurabo, Juncos, Las Piedras, Naguabo, Humacao, Yabucoa, Maunabo. ¿Se me quedó alguno?

PERSONA PRESENTE

No.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

No. Están todos aquí. Muy bien. Las fechas de publicación de los anuncios de estas vistas fueron el 31 de enero, 3 de febrero y 18 de febrero. Quiero destacar la presencia en la mesa… me acompaña el Director del Area de Seguridad, el señor Jesie Martínez, el Administrador Asociado en el Area de Desarrollo y Construcción de Proyectos, el ingeniero José Rivera, la Administradora Asociada en el Area de Selección y Ocupación, la señora Aida Vázquez, la Secretaria Auxiliar en Asuntos Legales, la licenciada Alexandra Rosa Tirado. La Directora de Asuntos Legales de la Administración de Vivienda Pública, licenciada Aida Casiano, la Administradora Asociada en el Area de Programas Comunales y de Residentes, la señora

Nadine Torres, poco conocida por ustedes, y la Directora del Area de Planificación Estratégica, la señora Michelle Díaz. También nos acompaña el Administrador Asociado en la Administración de Proyectos, el señor Carlos López. Tenemos múltiple personal del Departamento de la Vivienda y la agencia adscrita a la Administración de Vivienda Pública para escucharles.

Queremos agradecer a la honorable Alcaldesa del Municipio de Ponce, María, Mayita, Meléndez Altieri por permitirnos utilizar estas facilidades para esta vista pública, al Agente administrador y su equipo de trabajo, J. Machuca, quien ha sido siempre un colaborador y esperamos que continúe por muchos años.

Para finalizar, quiero pedirles a todos, obviamente ya les dieron las reglas de juego. Son cinco (5) minutos, obviamente las ponencias pueden ser mayor. Si son escritas usted entrega su ponencia. Espero que lo que usted esté leyendo no sea una ponencia, porque es un mamotreto. *Wow*, me asustó. Pero las ponencias escritas pueden ser mayor. Aprovechen los cinco (5) minutos que tienen de ponencia oral para quizás acentuar algunas necesidades adicionales o preocupaciones mayores. La ponencia escrita se va a leer y obviamente se va a incorporar esos señalamientos.

Las personas que trabajan aquí en Vivienda Pública Realmente son servidores públicos de excelencia que nos ayudan a llevar el trabajo, a Realizar el trabajo día a día. Si ellos, pues obviamente nosotros no podemos Realizar la labor que se espera. Le pido, obviamente hay veces que nosotros tenemos cuestionamientos, tenemos problemas con algunas de las áreas y siempre podemos hacer el señalamiento pero con mucho respeto. Son personas que merecen un respeto, al igual que ustedes y yo lo que deseo es que esa vista pública se lleve y se lleve en ese respeto que todos nos merecemos. Vamos a escucharlos aquí hasta el tiempo que ustedes necesiten para escuchar todas las ponencias. Aprovechen la oportunidad.

Vivienda Pública es una de las áreas donde el gobierno federal ahora mismo se está concentrando, especialmente el Congreso, en buscar dinero para hacer recortes. Y a pesar de ello, nuestra Administración por los pasados dos (2) años ha hecho una inversión millonaria de más de $400,000,000.00 para poder renovar los complejos. Son trescientos treinta (330) residenciales, obviamente pues alguno me dirá, pero el mío no ha llegado o está esperando. Y lo que buscamos siempre, desde que llegamos, le dijimos cuáles son las necesidades apremiantes para ayudarles y por eso, en ese

sentido quiero que se enfoquen también las necesidades apremiantes porque tenemos que ajustarnos el cinturón todos. Pero el hecho de que tengamos que ajustarnos el cinturón no quiere decir que los vamos a abandonar, sino que tenemos poco dinero y queremos usarlo de una forma eficiente para poder atender las necesidades de cada uno de ustedes. Así que en ese sentido comencemos con la primera ponencia y dejo a la señora Michelle Díaz para que continúe con la vista. Muchas gracias. Buen día.

SRA. MICHELLE DÍAZ

Gracias, licenciado. Me gustaría, antes de comenzar con la primera ponencia, dejar a la señora Rosa Colón del Residencial Caná Housing que nos haga una pequeña invocación. Adelante.

SRA. ROSA COLÓN

Muy buenos días a todos. Como se dan cuenta, pues tuvieron que bajarme el micrófono porque yo soy un poquito baja en estatura. Les doy la bienvenida a todos. Vamos a tener una pequeña reflexión.

Estemos listos para servir, trabajar y agradar al Señor en todo lo que hagamos. Necesitamos estar listos para servir en un lugar secundario. En el principio de su ministerio leemos que Eliseo caminaba con Elías y vertía el agua en las manos de Elías. El no codiciaba un lugar para predicar ni para hacer anuncios ni para

levantar ofrenda. El servía y servía y servía. No tenemos que anhelar las grandes posiciones, dondequiera haya una necesidad podemos llenarla. Dondequiera haya una herida, podemos ayudar a sanarla. No tenemos que estar en el escenario, podemos estar en el trasfondo y servir a Dios.

Señor, en estos momentos te damos gracias porque hemos podido llegar aquí, Señor, con este grupo de personas, Señor, para poder servir mejor a nuestros semejantes. Gracias te damos, señor. Permítenos que todo se lleve en tranquilidad y paz y que una vez terminada la ponencia y todos estos trabajos nos lleves a nuestros hogares con la bendición del Padre, del Hijo y del Espíritu Santo. Amén.

SRA. MICHELLE DÍAZ

Gracias, Rosa. Ahora estamos listos para comenzar con las ponencias. Le voy a pedir al señor Julio Vázquez Ortiz del Residencial Housing Rich Corporation, Residencial La Ceiba, que pase al frente. Adelante.

SR. JULIO VÁZQUEZ-ORTIZ

Muy buenos días a todos los miembros del Departamento de la Vivienda. Señor Secretario, mi nombre es Julio Vázquez, vengo acompañado del señor Héctor Aponte y la joven Sara Vázquez. Vengo en representación

de Housing Rich Corporation, una corporación sin fines de lucro, la cual nos honra presidir.

Mi ponencia va dirigida en dos (2) direcciones; desarrollo de vivienda de orden social y desarrollo económico. Hemos logrado la venta condicionada de 2.17 cuerdas de terreno, el cual ya hay un anteproyecto aprobado con toda la permisología, endosos y pruebas correspondientes para la construcción de tres (3) edificios para vivienda de orden social, específicamente personas envejecientes y cuido de envejecientes. Mi necesidad es registrarme ante el gobierno federal en todos sus requisitos para poder solicitar los fondos para la Realización del proyecto citado en el documento que le entregué.

Mis preguntas son las siguientes: ¿Vivienda puede ayudar en el costo del registro antes el gobierno federal para solicitar los fondos? Y si todavía Vivienda sirve o hace la función de codeudor a empresas de residentes, ya que HUD me está exigiendo el .5 por ciento del costo del proyecto hasta un máximo de $25,000.00 para asignar los fondos.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

El Departamento de la Vivienda tiene varios programas que ayudan para el desarrollo de vivienda de interés social a través de la Autoridad para el

Financiamiento de la Vivienda y a través del subsidio que se le da para personas de escasos recursos de sesenta (60) años o más. En cuestiones de cómo la agencia puede ser garantizadora o solidaria en lo que hace la corporación, pues tendríamos que revisar bien el expediente que nos estás sometiendo para ver obviamente si son residentes bonafide, el tipo de vivienda que vas a estar Realizando, las personas que estás impactando, los perfiles. Así que la contestación te la vamos a dar por escrito cuando veamos el expediente completo para no darte aquí… ni decirte una cosa ni la otra que después quede diciéndote yo que sí se puede y cuando revisemos no se podía.

La Realidad es que el Departamento tiene una función de facilitar, es un facilitador en el desarrollo de viviendas y a esos efectos ese aspecto es bien grande lo que nosotros hacemos para lograr que las personas tengan un techo seguro. Entre esas posibilidades está todo lo que mencionaste, pero como te dije, tengo que revisar el expediente para darte una contestación acertada en lo que se puede hacer con tu proyecto.

SR. JULIO VÁZQUEZ-ORTIZ

Muchas gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Bien. Ya.

SRA. MICHELLE DÍAZ

Próxima deponente, el señor Luis Rodríguez Rodríguez del Residencial Ernesto Ramos Antonini. Adelante.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Dios me los bendiga a todos y buenos días. Me encuentro aquí, Luis Rodríguez, vocal; "Paquí" la tesorera y Ive la vocal.

La inquietud de nosotros y provocación de los residentes es que tenemos que botar todas las cerraduras de los portones, ya que algunas de ellas están defectuosas. Y, segundo, solicitar mejoras al parque de pelota y áreas requeridas en las gradas y el *dogout*. Y necesitamos también un kiosco permanente en el parque, porque ya que cuando hacemos las actividades de los niños no tenemos dónde darle los alimentos y cosas para ellos, cuando tenemos actividades. Tenemos el sitio para hacerlo en el parque. Tenemos un buen parque, tiene baño, tiene de todo, pero no tiene kiosquito.

Tercero; evaluar la pintura exterior y interior del residencial. Cuarto; instalar doble línea de los calentadores de tanque en los apartamentos, ya que eliminaron la que había. Sellado de techo para todos los edificios. Instalación de neveras para los apartamentos. Eso es todo.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muy bien. Voy a ir atendiendo los problemas ahora. Las áreas recreativas; el parque de pelota, ¿es el acondicionamiento?

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

No. O sea, que le eliminaron el… no, la parte de atrás, los *backto* que le dicen de buscar *home* y entonces no tenemos asiento para que se sienten los padres cuando hacemos juegos de pequeñas ligas y eso. Necesitamos eso, los banquitos y el área.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

En ese sentido nos vamos a comunicar con el Departamento de Recreación y Deportes que siempre ha sido muy colaborador…

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

No, el parque siempre está limpio y acondicionado. Lo que pasa que eso se lo eliminaron porque se rompió el que había, entonces hay que poner otro nuevo. El parque está bien. El parque está acondicionado, ellos fueron en estos días, lo desyerbaron.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Pintaron las líneas.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Todo, está todo perfecto y la cancha perfecta.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

El sellado, pues voy a verificar qué ha pasado con la solicitud que se ha hecho, pero tengo que decirle, lo he repetido en varias ocasiones, ustedes tienen que ayudarnos con eso, como presidentes junta y asumir unas responsabilidades porque a veces nosotros asignamos el dinero para impermeabilizar los techos, para sellarlos y enseguida, al otro día, están instalando las antenas.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Ah, sí.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Qué pasa con eso; tan pronto usted instala una antena y la instala mal, yo pierdo la garantía en el techo. Y lo más que yo puedo hacer es darle un cubo a usted por haber instalado la... en el techo cuando le empieza a gotear el techo. Tenemos que ser responsables. Nosotros estamos en reuniones con la gente de distintas casas de cable TV para nosotros poderle proveer ese servicio, pero tenemos que hacerlo de una forma ordenada. No poner antenitas a todo el mundo allí, donde lo que hacen es dañar el techo. Así que en ese sentido tenemos que ser responsables y ustedes ayudarnos.

Las neveras y estufas, eso no se da. Eso no va, y se lo adelanto desde ahora, para que no lo esperen. El contrato especifica que ustedes tienen que asumir eso.

Pues, nosotros le proveemos la unidad. Sé que antaño, en otros años hicieron eso, pero eso es un señalamiento que hace el gobierno federal a Puerto Rico, porque eso no se hace. Okay. Así que se los adelanto desde ahora para que no lo espere, okay, porque no… el señalamiento yo no lo voy a llevar.

En cuestiones de la doble línea, yo les voy a dejar al señor Carlos López, porque nosotros acabamos de llegar de Washington donde estuvimos hablando sobre ese asunto en particular, porque son muchos residenciales en Puerto Rico que sufren de ese problema y es otro señalamiento que estamos recibiendo y que estamos atendiendo. O sea, no es algo que los vamos a dejar a ustedes con la promesa de qué se va a hacer si no se está atendiendo, pero es algo que se está proyectando de una forma… un proceso paulatino, pero él les va a explicar con detalle.

ING. CARLOS LÓPEZ

Saludos. Como bien dice el Secretario, estuvimos presentando a la agencia federal en Washington el plan para poder proveerles a estos cincuenta y tres (53) proyectos de los trescientos treinta (330), identificamos que cincuenta y tres (53) proyectos no cuentan con la doble línea o no cuentan con agua caliente en sus unidades. A otros proyectos identificamos que sí cuentan

con agua caliente en el baño, en la ducha, pero no en el lavamanos ni el fregadero.

Ya identificamos el problema, identificamos la acción que debemos Realizar también. Dieron instrucciones al área de Finanzas para que pudieran conseguir los fondos, que es lo más importante de todo, para poder Realizar el trabajo. Se identificaron los fondos, se le presentó a la agencia federal, nos pidieron un plan de trabajo, se le sometió el plan de trabajo y estamos en espera que nos aprueben ese plan. Una vez nos aprueben el plan comienza un proceso de cuatro (4) años para que la agencia pueda empezar a proveerle a estos cincuenta y tres (53) proyectos la doble línea. Obviamente, no todo se va a poder atender, como le dije, esos es por cuatro (4) años, se empezará quince (15), quince (15), quince (15) y los restantes. Ese es más o menos el plan que tenemos.

Ahora mismo no tengo en qué plan identificamos el suyo, pero sí le puedo decir que en cuatro (4) años todos los proyectos van a tener esa doble línea. Y esa es la misión que nos ha asignado el Secretario y que muy bien la hemos ejecutado. Y esperamos que en esos cuatro (4) años va a ser así, usted va a contar en su proyecto y todos los proyectos que aún faltan van a contar con esa doble línea. ¿Está bien?

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Está bien.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Don Luis, en cuanto a la pintura, le voy a dejar el ingeniero Rodríguez para que le explique.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

O sea, pero también no estoy seguro, pero creo que ya se aprobó, pero como me lo apuntaron en el…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Claro.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Por eso.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Deje que él le explique el *time*. Bien.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Ah, pues está bien.

ING. JOSÉ RIVERA

Sí, buenas.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

El ingeniero Rivera.

ING. JOSÉ RIVERA

Para el mes de abril tenemos una cantidad, un monto completo de $347,200.00 que se le asignó a su residencial y vamos a estar trabando, desde el mes de abril vamos a estar trabajando con eso.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Ah, pues está bien.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Que ya en abril va a empezar a ver…

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Sí, sí. Okay. Mira, la línea de…

ING. JOSÉ RIVERA

Algo… Vamos a empezar con el pre-pre.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Por eso. La línea estaba, de agua caliente, pero la eliminaron por… en la remodelación eliminaron la línea.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Lo que pasa con eso fue que hubo antes una decisión del San Juan *Field Office*, donde decía que Puerto Rico no le aplicaba el tener que tener agua caliente porque era un país tropical y la eliminaron. En las modernizaciones eliminaron las dobles líneas en muchos residenciales. Cuando a nivel federal empiezan a implantar la regulación, dice, qué pasa con las dobles líneas en Puerto Rico. Entonces dicen, "ah, no, no, pues mira, por qué." San Juan *Field Office* dijo, "empiecen a ponerlas," pero las habían eliminado.

Entonces la Realidad es que ponerle doble línea a estos sitios donde ya los eliminaron, pues es un costo grande, pero tenemos que hacerlo. O sea, esto no es…

como le dije, no es una promesa de que sí, lo voy a hacer. No es una opción para el Departamento de la Vivienda ponérselos o no, hay que ponérselo. Tenemos que cumplir porque esto es una regulación federal y cada vez que ellos van, inspeccionan el proyecto y no tiene doble línea es puntos que nos quitan y es dinero que dejamos de recibir.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Eso es así.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Así que vamos a ponerlas y vamos a cumplir con eso. Está bien.

SR. LUIS RODRÍGUEZ-RODRÍGUEZ

Pues, muchas gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Bien. Buen día.

SRA. MICHELLE DÍAZ

Próximo deponente, la señora Luisa Betancourt Serrano del Residencial Caribe. Adelante.

SRA. LUISA BETANCOURT-SERRANO

Muy buenos días. Mi nombre es Luisa Betancourt y soy la vicepresidenta en nuestro consejo en el Residencial Caribe.

Mi primer punto en mejoras a la cancha de baloncesto debido a infestación de palomas y estancamiento de aguas.

El número dos (2); pintura exterior de las rejas, las verjas del proyecto. Las mismas están en deterioro. O sea, y las hemos pintado nosotros pero vuelven y se pelan porque el trabajo no está hecho profesionalmente. El tercer punto es mejoras al sistema sanitario, ya que en nuestro proyecto actualmente confrontamos mucho problema de tapados de *manhole* y de los registros en nuestras residencias. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muy bien. El problema que estamos teniendo con las canchas es que antes era que pedíamos que fueran canchas bajo techo. Le ponemos el techo y ahora están las palomas. La Realidad es que hay que ponerle una malla y la malla cuesta un poquito de chavos. O sea, que aquéllos que quieren y están solicitando techos para sus canchas, mírense en el espejo de los otros ahora, porque entonces a lo mejor tienen techo, pero el tablero ya ustedes saben lo que va a haber. Así que vamos a comenzar a trabajar. Estamos trabajando con el Departamento de Recreación y Deportes para ver si podemos identificar un proveedor que disminuya esa cantidad de dinero, porque vamos a estar solicitando muchas y vamos a tratar de estarlas arreglando todas en ese sentido.

Lo otros que me dijo, el estancamiento del agua, ¿allí mismo en la cancha?

SRA. MICHELLE DÍAZ

Es (ininteligible) se estanca completa, es completita, completa.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Perfecto.

SRA. MICHELLE DÍAZ

Pero que se nota en todas las áreas pertinentes y se…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

El área de desarrollo va a ir a verificar a ver de qué manera se puede ayudar, eso en una forma que los ingenieros sólo entienden y pueden eliminar ese estancamiento de agua. Las verjas, pues para pintarlas vamos a comunicarnos con el Agente administrador para ver qué profesionales podemos tener contratándolos a ustedes mismos, dándoles el *training,* correcto.

SRA. MICHELLE DÍAZ

(Ininteligible) (Fuera del área Micrófono).

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Claro.

SRA. MICHELLE DÍAZ

(Ininteligible) (Fuera del área Micrófono).

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Eso es así, eso es así. Pero vamos a trabajar con

eso. Ese proyecto tuvo una buena nota en *Re Act*, muchas felicitaciones.

SRA. MICHELLE DÍAZ

Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Noventa y cuatro (94). Eso es excelente. Mis felicitaciones.

SRA. MICHELLE DÍAZ

Gracias. Okay.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Próximo.

SRA. MICHELLE DÍAZ

La señora Iris Matías del Residencial Cooper View. Adelante.

SRA. IRIS MATÍAS

Muy buenos días. Mi nombre es Iris Matías, presidenta del Residencial Cooper View. Mi ponencia sobre las necesidades del residencial van dirigidas a cinco (5) solicitudes. Las vivienda 504 están siendo afectadas por animales y vandalismos. Se le hizo el acercamiento al Municipio de Ponce para cercar los mismos, pero lo que el Municipio quería Realizar con las viviendas no cumple con la Ley 504. Solicitamos se le pueda resolver la situación de acuerdo a la ley, que sugiere la instalación de rejas de techo a piso, ya que

los niños están rompiendo calentadores, las lavadoras de los residentes o los lavamanos o los animales, o sea, las garrapatas. Y, pues esas personas de verdad necesitan ese trabajo.

Como según se nos informó el pasado 15 de marzo del 2011 en Yauco, no se pueden tener viviendas convertidas para uso de oficina de consejo. Por esa razón se sugiere la ampliación de la oficina administrativa y consejo comunal con el fin de poder tener un espacio para oficina de consejo que a su vez tenga la facilidad de colocar estufa y nevera, ya que nuestro consejo tiene ambas cosas adquiridos a través de la propuesta DOC. Adicional, que sería muy conveniente al momento de poder evaluar el residencial para los *learning centers*.

Se le solicita también la remoción y pavimentación del área del estacionamiento, ya que es uno de los señalamientos frecuentes que nos hace *Re Act*. Llevamos varias vistas solicitando seguridad, aunque nuestro residencial es uno bastante tranquilo, nos estamos viendo afectados por personas que entran ajenas a la propiedad a hacer daño, adicional que han surgido varios casitos de, pues… ha habido envueltas armas blancas. También estamos viéndonos en la necesidad de tener que techar la cancha. Entendí lo que usted dijo de la malla, pero para eso tenemos el Municipio y si nos ayudan con el techado, pues

el consejo haría las gestiones con el Municipio para las mallas. Sí, esto sería todo lo que el residencial solicita.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muchas gracias. 504.

ING. JOSÉ RIVERA

Sí, la Unidad 504. Voy a estar pasando por allá esta semana que viene personalmente, quiero que me dé su teléfono cuando salga de aquí y personalmente voy a estar yendo para allá.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

El ingeniero Rivera va a estar también verificando los otros señalamientos en cuanto al espacio de oficina, obviamente en comunicación con el Agente administrador a ver cómo podemos trabajarlo para darle un espacio cómodo a ustedes. El techado, obviamente se hicieron las peticiones, pues lo veremos en el presupuesto a ver si podemos trabajarles con ese techado, pero necesitamos el compromiso de la malla.

SRA. IRIS MATÍAS

(Ininteligible) conozco personas del Municipio, pues que de alguna manera (ininteligible) al Municipio y buscaré la manera de también pedir a ellos la (ininteligible).

LCDO. MIGUEL HERNÁNDEZ-VIVONI

En cuestiones de la seguridad el Municipio, ¿está proveyendo algún tipo de rondas preventivas?

SRA. IRIS MATÍAS

No.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

No.

SRA. IRIS MATÍAS

Inclusive (inaudible).

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Si quiere, puede, por favor… Fue que… y disculpe, que es que como estamos grabando…

SRA. IRIS MATÍAS

Sí, lo sé.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

… lo que queremos es que esté para récord.

SRA. IRIS MATÍAS

La Policía de allí, de verdad, para que vaya, ellos van y se quedan fuera y no entran, entonces ahorita vino una residente donde ellos querían solicitar guardias de seguridad. Estaban dispuestos, no sé hasta qué punto, pues ellos colaborar con el pago del guardia de seguridad. Pues, por eso mismo, porque estamos viéndonos afectados con mucho vandalismo, robando, ha habido, como les dije, unos casitos, pues que… Y no queremos que el

residencial de verdad se dañe. Es un residencial bastante tranquilo, o sea, bastante bueno, que uno puede criar cualquier niño allí. Y, pues eso es lo que están pidiendo los residentes.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Excelente.

SRA. IRIS MATÍAS

Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Perfecto. Gracias.

SRA. MICHELLE DÍAZ

Próximo deponente, señor Reynaldo Guzmán del Residencial Mattei.

SR. REYNALDO GUZMÁN

Muy buenos días, señor Secretario de Vivienda, compañeros de Junta. Mi ponencia es casi una preocupación que tenemos con el Agente administrador de Jayuya. Usted acabó de decir que Vivienda Federal está cortando fondos. Nosotros ya hemos ido a muchos sitios, que le voy a hacer una pregunta, a dónde nosotros tenemos que ir para que escuche a los tres (3) residenciales de Jayuya, Mattei, Montaña y Jayuya, ya que hemos hecho diferentes acercamientos para una reunión con usted personalmente. El día 1 de diciembre le llevé una carta pidiéndole una reunión con la firma de la mayoría de los

residentes que no quieren el Municipio de Jayuya, porque nosotros entendemos que cuando vamos a pedirle fondos para una actividad hay chavos.

Yo le voy a preguntar y se van a… a lo mejor van a decir que esto es algo… Le voy a preguntar cuánto en un kiosquito pueden pagar por esto, esto es una lata de pimientos morrones, lo más que pueden pagar. Dos pesos más o menos, ¿verdad? El Municipio de Jayuya pagó por esto 7.80 dólares por una latita de esto. Y así está pasando en las cosas de nuestro residencial. Estos son supuestamente personas que trabajan en los residenciales públicos, pero nunca están ahí, no están. Como esta gente, el de la 504 y de igualdad, el de Seguridad, que tampoco se sabe quién es.

El Municipio de allí lleva ya para cuatro (4) años. El Alcalde supuestamente es el presidente, porque es el que firmó el contrato. El puso a una coordinadora que la subió de puesto, ahora la subió de puesto y de chavos, nunca está, el Alcalde dice que todo es a través de ella, que él no puede, que con él no contemos para nada. Lo citamos a reuniones, no va. Y supuestamente los rumores que nosotros oímos la última… en estos días fue de que Vivienda le va a dejar administrar otra vez el Municipio de Jayuya.

Nosotros hemos hablado con la licenciada Torres y le hemos dicho, "mira", se han reunido. Lo último fue lo de *Sun Pritt*, que eso es una actividad, un buen proyecto. Nosotros teníamos sobre ochenta y cinco (85) a cien (100) niños en esa... jugando ahí y lo único que pudieron jugar fueron cinco (5) juegos porque el Municipio de Jayuya no quiso dar transportación, porque el Municipio de Jayuya no cree en deporte. Hay dos (2) guaguas, la van ahora mismo no se sabe... va más de tres (3) meses que no se sabe dónde está porque supuestamente rompió una pieza. No es cargando los residentes, porque a los residentes ellos no le dan servicio. Ellos usan la guagua para cosas que no son del Municipio. Aquí están las pruebas. Yo cuando... siempre me he dedicado... y esto es parte, como le estaba diciendo a mis compañeras de los demás residenciales de Jayuya, yo ando, hablo con pruebas, porque es lo mejor que hay.

Yo le pregunto a usted, señor Secretario, nosotros le hemos pedido y hemos solicitado que envíe una persona, que ahora mismo como van a estar en subasta de Vivienda, preguntarle a los residentes si quieren al Municipio de Jayuya otra vez administrándolo. Ahí hasta personal de la misma administración ha tenido que irse para el médico en depresión, porque lo que nos tienen es... ellos nos están pisoteando a cada uno todos los días del año,

pisotéandonos tanto a los residentes como a los empleados. Ya nosotros no sabemos más qué hacer.

Yo, pues lo felicito en el tiempo que usted está. Yo sé que usted está dispuesto a escucharnos. En lo de los materiales, pues nosotros pedimos pintura para el proyecto, gabinetes, porque están ya… no sirven. En mi deponencia que yo la puse allí, de los materiales y eso, ahí se pide la cancha, pero la cancha, pues ya yo estoy haciendo unas gestiones y una propuesta que me pidieron para pedir la cancha a los senadores que le toca el distrito de Jayuya. Ellos ya me pidieron la propuesta, pero para que usted lo sepa, por si acaso hay que hacer unas gestiones y me la aprueban, la cancha, por lo menos yo consigo la cancha y usted me consigue la llama, si nos la dan. Sale más barata. Sale más barata la malla que la cancha. Yo espero…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

De verdad se prepara, ah.

SR. REYNALDO GUZMÁN

Sí. Yo tengo la carta, la segunda carta que le estamos pidiendo una reunión a usted. Queremos reunirnos con usted las tres (3) Juntas, porque así yo le puedo llevar mi expediente completo, lo que la señora Torres lo tiene, Ivette Dones lo tiene original, todo. Porque

ellos a veces… la coordinadora a veces viene y nos pone como… nos usa como conejillos de India.

En el campamento de verano nos pidió que nosotros corriéramos el campamento, que nosotros lo hiciéramos todo, pero si buscamos este auspicio le tenemos que dar a ellos. Eso nosotros lo llevamos, igual que con los Pitbull, nosotros hicimos unas querellas. Eso fue el de seguridad que estaba, don Edwin González al residencial, vio todo. Quedó de… Fuimos a una reunión, porque nos enfrentó con el Alcalde. El Alcalde, pues aceptó lo de la guagua, que era verdad. De ahí para acá, pues no nos está dando nada. Ellos lo que hacen es, pues… Mire, ahora mismo vienen y compran los materiales de los proyectos cuando ellos le da la gana, porque ahora mismo no hay ni mantenimiento. Usted va a los almacenes de lo de mantenimiento, no hay nada. Nosotros sacamos una buena puntuación gracias a unos jóvenes que tenemos, que se levantaban a las ocho de la mañana (8:00 a.m.) hasta las diez (10:00) o las once de la noche (11:00) trabajando, como mi hijo, podando palos para que saliera esa puntuación. Al Yadó fue igual. La presidenta de Montaña estuvo todos los días bregando con eso, pero el Municipio de Jayuya compra subastas, la subasta del Municipio, con eso es que compra. Los materiales no

llegan al residencial, llegan al Municipio y de ahí ellos, pues envían lo que quieren para los…

Nosotros estamos investigando, que ustedes hagan una investigación. Y, por favor, nosotros sabemos que ya en agosto cambia. Queremos que en agosto ya el Municipio, como agente administrador yo se lo digo. Y aquí hay persona que me conocen porque yo llevo un par de añitos, no voy a decir, okay, no voy a decir porque está la señora Torres ahí y vamos a igualarnos.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Si conoces a Nadine hace tiempo, te puedo sacar más o menos el tiempo que llevas.

SR. REYNALDO GUZMÁN

Sí, sí. Nunca he depuesto. Hoy se lo dije a ella, "voy a deponer, porque ya estoy un poquito cansado, como uno dice en el campo, de esto." Hay gente, administradores, agentes administradores que deben estar aquí que me conocen. Yo no me gusta hablar de nadie, si no tengo la razón. Pero yo siempre he dicho, por mis residentes o por mi organización yo voy hasta donde tenga que ir. Si tengo que ir, como le dije a un agente administrador, a Washington, pues trataré de buscar pasaje e ir, pero por favor, no queremos más el Municipio de Jayuya.

Ustedes tienen las hojas de firmas, de aquí fue una compañía que MJ el año pasado para subastar, fueron y la mayoría de los residentes rápido lo endosaron que sí, porque es que estamos velando el dinero de nosotros, el trabajo de nosotros, pero también que ustedes chequeen al Municipio de Jayuya. Muchas gracias y esperamos que nos escuche nuestro ruego. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muy bien. Reynaldo, varias cositas. Obviamente, como ustedes todos saben, la subasta para agentes administradores salió. Se publicaron ya los pliegos, ya hubo las reuniones que se tienen que hacer antes de, pues entregar las propuestas. Las propuestas se comienzan a entregar ahora en abril y se empieza a revisar cada una de ellas. No se dejen llevar por rumores. Obviamente los municipios, su contrato vence en agosto, igual que el de todos los agentes administradores y la posición de nuestros residentes para nosotros pesa mucho. Así que es bueno que escriban. No ha caído en oídos sordos. Sé que te has reunido en varias ocasiones con Nadine. Nadine, inclusive, ha estado diciéndome que se quieren reunir con nosotros y creo que ya la fecha está para la semana que viene. Así que te dará más detalles ahorita.

No piensen que eso va a estar dado. Lo que pasa es,

lamentablemente, en Puerto Rico todo se quiere sacar por el lado político…

SR. REYNALDO GUZMÁN

Exacto.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

… y yo necesito, la administración, el Departamento, necesita tener la base completa para yo poderle quitar a un municipio la administración de un residencial. No puedo dejarme llevar sólo por rumores o por algo que esté sucediendo en el momento porque alguien se molestó. Tengo que dejarme llevar por los hechos que están ocurriendo. Así que es importante lo que estás haciendo, es importante el recogido de firmas de todos los residentes, lo que está aconteciendo por estos años, las inconformidades que existen y cómo los residentes han tenido que apoderarse--que deberían hacerlo todos--pero algunos de ustedes e han tenido que apoderar del complejo de vivienda pública para poderlo echar adelante y para que pase el *Re Act* con buena nota, porque los de Jayuya pasaron con buena nota.

SR. REYNALDO GUZMÁN

Noventa y siete (97).

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Sí, noventa y siete (97), imagínese. O sea, que cuando uno lo lee, uno piensa, ah, porque el agente

administrador está funcionando. Yo lo leo el número, pero la realidad es lo que usted está diciendo ahora, no, son la gente del residencial los que se adueñaron y pudieron sacar el residencial hacia adelante.

Así que nos vamos a reunir. Creo que la señora Torres quiere hablar con usted un momentito. Así que lo dejo con ella.

SRA. NADINE TORRES

Nada, yo quiero exaltar las habilidades y las cualidades de Reynaldo. Reynaldo es el tipo de junta, el tipo de presidente que pone en nuestras manos la evidencia necesaria para nosotros poder realizar las situaciones que tenemos que hacer. La oficina de nosotros, como es la que vela por la paz y la tranquilidad de nuestros residentes, está evaluando casualmente la ejecutoria de los municipios.

Sin ánimos de hablar de nada en particular, ya nuestra oficina, personal de nuestra oficina ha salido a evaluar los municipios y nos hemos encontrado con algunas sorpresitas. En estos momentos Reynaldo nos dio un pliego que él tiene de una lista ahí que yo jamás hubiese pensado que lo hubiere podido tener. Con ese pliego que Reynaldo nos ha puesto en nuestras manos, vamos a hacer la evaluación correspondiente y como dijo el Secre, ustedes son los ojos de nosotros en los residenciales.

Nosotros no podemos estar en todos los sitios. Necesitamos que hagan lo que Reynaldo y su junta haga. Aquí está Nadine, aquí está el Secretario y nosotros corrimos. Ustedes corren primero y nosotros detrás de ustedes. Los queremos mucho. Estamos a la orden siempre.

SR. REYNALDO GUZMÁN

Gracias.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, Consuelo de Jesús, del Residencial La Ceiba. Adelante.

SRA. CONSUELO DE JESÚS

Buen día a todos. Mi nombre es Consuelo de Jesús, presidenta del Residencial La Ceiba en Ponce. Allí nosotros somos una comunidad cien por ciento deportiva y, de verdad, necesitamos que nos arreglen el parque de pelota, pero eso es con urgencia. Tenemos allí varios, varios, pero más de cinco (5) grupos organizados y cada vez que llueve ese parque… son cráteres los que se le hace al parque. Y eso… necesitamos eso con urgencia. Además, la cancha del residencial, tenemos el problema de las famosas palomas.

Ya usted nos contestó de la malla, pero me gustaría que también nos tenga en lista para esa malla, porque la necesitamos. De hecho, no tenemos servicios sanitarios

en la cancha y la cancha se usa los siete (7) días de la semana desde las tres de la tarde (3:00 p.m.) hasta las diez de la noche (10:00 p.m.). Ahí hay jóvenes, niños y adultos. Como le digo, es un residencial cien por ciento deporte.

Además tengo una preocupación, que ustedes nos facilitaron el borrador hace una semanita atrás en Yauco. Hay un estudio que viene ahora en la parte cinco (5) del área de Selección, Ocupación y ese estudio habla mucho de la renta mínima. Esa renta mínima, cuál sería la intención de ese estudio. Y para actualizar esos créditos contributivos, cuál nos afectaría, por lo menos a la población de envejecidos y de impedidos que tenemos en los residenciales públicos.

Tengo otra preocupación, que actualmente los proyectos modernizados no tenemos líneas telefónicas. Esa preocupación es bien grande porque no todo el mundo sabe manejar un celular aunque estemos en el siglo que estemos y es una de las preocupaciones que está pasando, por lo menos en los proyectos modernizados. Muchas gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Gracias a usted, doña Consuelo. Con lo de la renta mínima el Departamento de Vivienda Federal ha hecho un señalamiento constante en Puerto Rico de que no ha

atendido ese asunto y le voy a dejar ahorita con la Administradora Asociada, doña Aida Vázquez para que le explique en detalle.

Lo que nosotros queremos hacer con el estudio es conseguir más tiempo del Departamento de Vivienda Federal de que les imponga a ustedes una renta mayor. Y lo que dijimos es, "mira, nosotros vamos a hacer un estudio a ver cuál es el perfil de las comunidades, cuáles son las realidades y las necesidades antes de que ellos vengan con un dictamen de allá." Y ustedes saben que cuando vienen de allá, uno acata. Y por eso es que va a haber lo del estudio. Pero yo voy a explicar… Le voy a dejar a la señora Aida Vázquez para que le explique en detalle lo que está pasando y ustedes estén conscientes que lo que estamos es tratando de defenderlos.

SRA. CONSUELO DE JESÚS

Y nosotros, la Junta… Permiso. Nosotros, la Junta, ¿podremos participar de esos estudios?

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Claro, todo el mundo.

SRA. AIDA VÁZQUEZ

Precisamente mañana tenemos una reunión con HUD para discutir los asuntos de la renta máxima. Me parece que a eso es lo que tú te refieres.

SRA. CONSUELO DE JESÚS

Umjú.

SRA. AIDA VÁZQUEZ

Sí. No mínima, máxima.

SRA. CONSUELO DE JESÚS

La mínima, no.

SRA. AIDA VÁZQUEZ

Lo que queremos es que sea justa y que no sea tan oneroso para nuestros residentes. Tan pronto nosotros tengamos una comunicación nos reuniremos con ustedes para explicarles las mismas.

SRA. CONSUELO DE JESÚS

Yo tengo aquí mínima. En el área de Selección, Ocupación, en el borrador que nos entregaron dice…

SRA. AIDA VÁZQUEZ

Estamos trabajando ambas, la mínima y la máxima.

SRA. CONSUELO DE JESÚS

La máxima. Okay.

SRA. AIDA VÁZQUEZ

La máxima es la que más le perjudica a ustedes. Así que nosotros tan pronto nos reunamos con HUD, le expongamos lo oneroso que es para los residentes, pues estaremos informándole a ustedes.

SRA. CONSUELO DE JESÚS

Okay.

SRA. AIDA VÁZQUEZ

Okay.

SRA. CONSUELO DE JESÚS

Y a raíz de… tengo aquí mi compañera Carmen Rodríguez de Lirios del Sur, que es que no está muy para venir aquí y entonces ella me… delegó en mi para que le leyera su ponencia y ese proyecto actualmente está en modernización y bajo los fondos ARRA.

"Dentro de los planos de modernización no se contempló el techo de la cancha. La Junta de Residentes de Liros del Sur le solicita a AVP que se añada al presupuesto y también se solicita pintura exterior y la reparación de la tubería interior de los edificios del 17 al 29, ya que están en modernización. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Sí, el mantenimiento de modernización de nosotros, su residencial está en la lista y tiene asignado $75,000.00. Yo estaré visitando los edificios que usted me está indicando…

ING. JOSÉ RIVERA

De Lirios del Sur.

PERSONA PRESENTE

¿Es para acá o para (inaudible)?

SRA. CONSUELO DE JESÚS

No te metas en tu…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

No. Es mantenimiento extraordinario completo. Yo estaré por allí visitando y antes de irse, pues apunto su número. Hay que ver si se logran ahorros en lo que se ha presupuestado para lograr hacer esos cambios de órdenes y lograr, quizás, darle el techo a la cancha.

SRA. CONSUELO DE JESÚS

Del…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Perdóneme.

SRA. CONSUELO DE JESÚS

Por lo menos, del parque.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿Del parque suyo?

SRA. AIDA VÁZQUEZ

Del de la Ceiba.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Del de la Ceiba. Nos vamos a comunicar con Recreación y Deportes que ha estado ayudándonos, como le dije, colaborando con Vivienda Pública. Digo, ha sido mutuo, porque no sé si ustedes lo saben, pero Cancha Abierta quien da los chavos es Vivienda Pública. Así que nosotros hemos estado constantemente en un acuerdo colaborativo y nos ayuda mucho cuando le pedimos que nos den la mano para arreglar estos parques.

Así que vamos a comunicarnos inmediatamente con Henry Newman para ayudarle en eso, y obviamente con la mallita.

SRA. CONSUELO DE JESÚS

La malla.

SRA. MICHELLE DÍAZ

Próximo deponente, la señora María Rivera del Residencial Santiago Iglesias. Adelante.

SRA. MARÍA RIVERA-PACHECO

Muy buenos días. Mi nombre es María Rivera-Pacheco. Soy de la Junta de Residentes de Santiago Iglesias, RQ-1002.

Nuestro proyecto comenzó la modernización para 120 unidades en mayo del 2009 con los fondos ARRA. Estamos teniendo en la modernización el mismo problema que tiene Ceiba y no sé si otros residenciales más con relación a las líneas telefónicas. Sin embargo, la primera fase de ciento sesenta (160) unidades se debe de considerar para la otorgación de fondos de mejoras extraordinarias, ya que se encuentra en pésimas condiciones. Se requiere conjuntamente con la segunda fase de la modernización se hagan mejoras comprensivas de la viviendas incluidas en la primera fase.

Estas mejoras incluyen asfalto en la calle, reparación de aceras, control se erosión,

impermeabilización de techos, pintura interior y exterior, cambio de ventanas, arreglo de baños, instalación de puertas exteriores e interiores, puertas y tablillas de closets, gabinetes de cocina y sellado de grietas de todos los edificios. Además existen problemas de cimientos de áreas añadidas en la primera fase. Se necesita además arreglos en las verjas metálicas de las unidades de vivienda.

Confiamos que en nuestra nueva fase de modernización se realicen inspecciones con mayor detenimiento y de mejor calidad para asegurar el bienestar de los nuevos residentes. HUD y el gobernador Luis Fortuño se comprometieron en otorgar fondos extras para el problema existente con la primera fase de la modernización.

Adjunto se incluye un presupuesto solicitado para mejoras extraordinarias discutido con la Junta de Residentes del área diecinueve (19) y la alta gerencia de MJ Consulting aprobado el 9 de febrero del 2011. Se hizo adjunto unas copias de Internet de las noticias donde aparece especificando esa propuesta, o sea, lo que nos ofreció Luis Fortuño para la primera fase que en realidad está en pésimas condiciones. Esos apartamentos están completamente despegándose, que cualquiera de afuera puede ver lo que tenemos adentro de los apartamentos.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Pero hay una parte que está modernizándose.

SRA. MARÍA RIVERA-PACHECO

Sí.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Okay.

SRA. MARÍA RIVERA-PACHECO

Lo que queremos es que… o sea, que inspeccionen bien para no tener los mismos problemas que tenemos en la primera fase.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Los problemas de siempre.

SRA. MARÍA RIVERA-PACHECO

Exacto.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Eso.

SRA. MARÍA RIVERA-PACHECO

Y adicional a eso, lo de los teléfonos que no… o sea, supuestamente tiraron las tuberías, pero no van a haber líneas y el problema que tenemos todos, la mallita de la cancha, que eso va a ser para todos los residenciales.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Yo voy a renunciar y voy a comprar una corporación de esas.

SRA. MARÍA RIVERA-PACHECO

Sí, pero sobre todo la primera fase, que está bastante… Necesitamos bastante en la primera fase.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Le voy a dejar con el ingeniero Rivera.

ING. JOSÉ RIVERA

En cuanto al alambrado que usted dice que hace falta, es correcto. Lo que necesito es la cartita del Agente administrador para poner en marcha eso inmediatamente.

SRA. MARÍA RIVERA-PACHECO

Okay.

ING. JOSÉ RIVERA

Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Y la inspección se va a hacer también.

ING. JOSÉ RIVERA

Y la inspección, estaré por allá también.

SRA. MARÍA RIVERA-PACHECO

Okay. Gracias.

SRA. MICHELLE DÍAZ

Próximo deponente, la señora Sara I. Bernard del Residencial López Nuza. Adelante.

SRA. SARA I. BERNARD

Buenos días. Mi nombre es Sara I. Bernard. Soy la

presidenta del Residencial Doctor Rafael Nuza en Ponce, RQ-1016.

Mi petición es que nos instalen los teléfonos. No le voy a leer la ponencia, porque básicamente mi residencial fue modernizado… llevo un (1) año de terminado. Entonces procedo a leer las necesidades extraordinarias del Residencial Carioca PRQ-5048.

Este proyecto fue modernizado recientemente. Sin embargo, en la modernización no se contempló el arreglo de la erosión del terreno detrás de los edificios 6, 30 y 31. En cuanto a las oficinas de administración y en las unidades de vivienda estamos sin instalación telefónica. Leo también las del Residencial El Taíno, RQ-5202.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Yo espero que usted no tenga un apartamento en cada uno.

SRA. SARA I. BERNARD

No, señor. Lo que pasa que esos presidentes no pudieron venir hoy y delegaron en mí. Yo vivo en el Residencial López Nuza en Ponce. Aunque estamos establecidos en el Plan de Cinco Años, que se empiecen los trabajos extraordinarios en el proyecto para el año 2012. Le solicitamos se considere la posibilidad de que estos trabajos sean realizados antes del tiempo establecido, ya que ahora por error aparentemente, en

este plan que ustedes entregaron hace poco lo pasaron para el 2015.

El proyecto tiene mucho tiempo de construido, en el 1982, y las viviendas están en deterioro y esto atenta contra la seguridad de los residentes. Enfatizamos que a este proyecto le urgen las mejoras, ya que tiene las siguientes necesidades: Asfaltado de los estacionamientos, reparación de las aceras, impermeabilización de techos, pintura interior y exterior, cambio de ventanas, modernización de baños, instalación de puertas en los closets, instalación de gabinetes de cocina, puertas interiores y exteriores e instalación de calentadores. En resumen, una modernización.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Una modernización.

SRA. SARA I. BERNARD

Esas serían mis ponencias. Gracias y buen día.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

No, gracias a usted. Como ustedes ven, el Plan de Cinco Años es una proyección de los planes que tiene la agencia más o menos para establecer unas prioridades. La realidad es que las modernizaciones se llevan a cabo utilizando el fondo de mejoras capitales y ese fondo, pues no es un fondo ilimitado, es un fondo que es

bastante limitado y se piensa reducir aún más. De ese fondo, una tercera parte se utiliza para el pago de los bonos que garantizan el dinero que se usó para una modernización de los proyectos *Task Credit*, no sé si ustedes conocen eso. Pues, una tercera parte por los próximos… ¿quince (15) años?...

SRA. PRESENTE

Sí, quince (15), quince (15).

LCDO. MIGUEL HERNÁNDEZ-VIVONI

… se utiliza para pagar esos bonos, lo que nos reduce aún más la cantidad para hacer modernizaciones. Por eso es que si ustedes ven cambios es porque obviamente tenemos buenos dineros y estamos buscando la manera más eficiente de utilizar los chavos que nos llegan. Así que le dice que no es un error. La realidad es que se tuvo que posponer, se tuvo que mover.

En ocasiones tenemos un proyecto que a lo mejor teníamos para el 2015, ya nos hicieron unos señalamientos que no cumple con los *high quality standards* y tenemos que adelantarlo. O sea, por eso es que estos proyectos se mueven y todos los años tenemos que ver un plan nuevo y enmendado. Tratamos de mantenerlo y obligar el dinero para que se hagan las cosas para… que ustedes tienen ya una expectativa. Pero sí reconozco que hay unos complejos que llevan en el plan de modernización por

quince (15) años y nunca le han hecho nada allí, ni le han cambiado un clavo, como dice por ahí.

Pero estamos tratando de mantenernos en el plan, de llevarlos a cabo y lo que estamos prometiendo, cumplirlo, en cuestiones de modernizaciones, pero eso siempre depende de los fondos que nos lleguen. Una modernización en Puerto Rico de un residencial es muy costosa. O sea, comparado con los estados, lo que a mí me cuesta modernizar doscientas (200) unidades en Puerto Rico, en Nueva York pueden modernizar dos mil (2,000) a cuatro mil (4,000) unidades. Pero obviamente es la construcción, la forma de construir es distinta y es más fácil modernizar las unidades allá. Por eso les pido paciencia, sé que la han tenido y estamos buscando la manera de atender las necesidades apremiantes de todos. Pero en las modernizaciones comprensivas, pues se tardan un poquito más por el mero hecho de que el dinero es poco. Diga usted.

SRA. SARA I. BERNARD

La aprobación de (ininteligible) lo cambiaron en años…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Diga usted.

SRA. SARA I. BERNARD

… pero 2015 tiene (ininteligible).

LCDO. MIGUEL HERNÁNDEZ-VIVONI

No, por eso le dije, estamos tratando de mantener y por eso es que estamos haciendo estas vistas y las estamos tratando de llevar a todo el mundo, no estamos haciendo una sola vista que venga todo el mundo y terminamos y despacharlos, no. Queremos escucharlos y hacer un documento que sea viable y que sea permanente para cuando ya yo no esté ese documento permanezca y las personas que vengan se dejen llevar por lo que ya se presupuestó y lo que se está proyectando porque tiene una razón de ser, no es una razón de un vaivén político, no una razón de que la presidenta de… o el presidente de este residencial me cae mejor que el de acá y pues voy a coger a éste y lo voy a modernizar, no. Tiene una razón de ser y por eso es que queremos ver esas necesidades y plasmarlas en ese documento para que ustedes sean conscientes y cuando ustedes vean, que sea el 215, pues el 2015 va a llegar, tengan fecha cierta de que va a llegar. Okay.

SRA. SARA I. BERNARD

Okay. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Hay que persignarse.

SRA. MICHELLE DÍAZ

Próximo deponente, la señora Marianela Medina del Residencial Ponce de León. Adelante.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Marianela.

SRA. MARIANELA MEDINA

Buenos días a todos los que estamos presentes como a mis compañeros de residenciales públicos, a la mesa, verdad, a la mesa directora, especialmente al Secretario, mi nombre es la señora Marianela Medina, residente… Mi nombre es la señora Marianela Medina, repito, residente del Residencial Juan Ponce de Léon, el primero construido en todo Puerto Rico, 001, ex miembro de la Junta de Gobierno de la Administración de Vivienda Pública.

Chequeando el borrador de la agencia, uno de los *ítems* que más me preocupa son las unidades 504. En los pasados meses nosotros solicitamos la asistencia de la licenciada Diana Ortiz de HUD en Puerto Rico, quien se especializa en la inspección de estas unidades--y estoy hablando por el proyecto en el que resido--las unidades aún después de modernizadas estamos encontrando que muchas de ellas no están cumpliendo con el *full compliance* de la 504. O sea, hay unidades en que por ser de tres (3) o cuatro (4) cuartos cuando vemos la unidad el baño no tiene una silla para la persona con

impedimentos. Entonces pues cuestionan, no, porque es que como es una vivienda múltiple para varias personas… Pero, o sea, si hay un impedido, aunque viva mucha gente, el impedido no se baña con cuatro (4) o cinco (5) personas. O sea, es su privacidad, se entra a bañar solo. Por lo tanto, tiene que tener una silla empotrada en la pared, como es que lleva para que esa persona que tiene sus limitaciones o discapacidades pueda ser independiente al cien por ciento.

Otra preocupación que tenemos bien grande, y ya veo que la mayoría de mis compañeros lo tienen también, es que las modernizaciones el *Program Manager* no le está dando el seguimiento en las inspecciones porque casi todos los residenciales tienen filtración de techo. O sea, residenciales nuevos, recién modernizados.

Yo tengo unas amistades en Santiago Iglesias y escuché a la presidenta allí, en las extensiones las grietas son de más de tres (3) pulgadas. O sea, de qué estamos hablando, dónde está el personal que chequea que estas unidades estén cumpliendo y sean habilitables y no que después el residente, como le pasó a una residente de Santiago Iglesias, que después de mudada se tuvo que ir porque el piso del cuarto se le hundió cuatro (4) pies abajo, se le sumió el piso. O sea, de qué estamos hablando; eso es dinero de la agencia que se pierde.

Porque si usted moderniza y después tiene que volver a arreglar, o sea, es doble gasto. Entonces le está perdiendo dinero a la agencia, tiempo a la agencia y el residente se ve molesto.

O sea, nosotros, los residentes de vivienda pública somos el cliente de la agencia. Y como cliente, yo entiendo que la agencia debe darle un seguimiento a todas las fases de las unidades--perdón--a todas las fases de las unidades para que el dinero que se invierte en estos contratistas sea utilizado hasta el último centavo debidamente. Que la agencia no tenga que estar volviendo a invertir personal y dinero que se puede utilizar en otras áreas para volver a cometer un error que supuestamente ya se había arreglado.

En segundo lugar, otra de las preocupaciones de la agenda es la preocupación que tenemos los residentes con los nuevos contratos de los agentes administradores. Yo entiendo, como residente que nací y me crié en un residencial, donde vivo, si un agente administrador en las propuestas *Re Act*, en las inspecciones *Re Act*, mejor dicho, no saca buenas notas o las notas no son como las deberían ser, la agencia debería estudiar esos contratos, porque si en tres (3) o cuatro (4) años no puso un residencial como debe ser al cien por ciento, en una semana no lo va a hacer. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

En condiciones de las unidades 504, la realidad es que hay que ponerle más empeño en el cumplimiento. Hay un… lo que le llevan un *V.C.A.*, un *Voluntary Compliance Agreement*, que la agencia lleva años, años que no ha podido cumplir y acá ha solicitado *wavers*. Le ha pedido a HUD, "dame un tiempito adicional, dame un tiempito adicional," tú me entiendes. Ahora viene ya arrastrándose por los pasados cuatro (4) o cinco (5) años que no se ha cumplido para que todos los residenciales tengan el porcentaje 5.04 que cumpla, como usted muy bien dijo y está planteando.

En cuestiones de las modernizaciones y lo que son las unidades 504, tan pronto llegamos a la agencia sabíamos que en el área de desarrollo teníamos mucho personal y lo que hicimos fue sacar los de Barbosa y mandarlos a la calle a que fueran a inspeccionar y estén pendientes del dinero que invierte la agencia. En ese sentido el nuevo Administrador Asociado, el ingeniero Rivera, está haciendo un plan agresivo, obviamente él lleva… ¿un (1) mes, dos (2) meses?

ING. JOSÉ RIVERA

Dos (2) meses.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Dos (2) meses, un plan agresivo para eso mismo. Y

estamos cambiando el contrato con los contratista para dar más garras a la agencia al momento de solicitar el cumplimiento, porque estos contratos son... en muchas ocasiones no nos permiten a nosotros ser más fuertes con ellos porque tienen unas cláusulas que como abogado les digo que uno se va por ahí y, pues tengo yo que entonces tengo que darle más dinero para que vuelva a arreglar el piso que ya arreglo. "No, que si se encontró tal cosa. Bueno, tú debiste haber sabido que por ahí no podías ponerlo." Y esas cositas estamos trabajándolas en la agencia.

Los agentes administradores, como les dije, está la nueva subasta. Si bien es cierto que hay agentes administradores que a lo mejor o están cumpliendo con las expectativas que se pusieron en ellos, la realidad también es que hay complejos de vivienda pública que no hay manera que uno los ponga... que están en un deterioro tal que el agente administrador por más empeño que le ponga va a ser imposible que lo pueda lograr poner a cumplir como debe. Y en ese sentido, pues la agencia tampoco puede acusar al agente administrador decirle que ha faltado al lograr el poner ese residencial.

En ese sentido, nosotros estamos viendo la totalidad de las circunstancias que rodean a cada uno de nuestros agentes administradores para ver si se queda o no se

queda y vienen los nuevos. Ahora mismo, como les dije, esta la subasta, fueron, solicitaron muchos agentes administradores. O sea, que la gama de posibilidades va a ser amplia y pueden ser aquellos que son buenos, que a la gente le gusta, que obviamente han tenido buenas notas, pues esos tendrán unas mayores puntuaciones de conformidad con sus propuestas. Nosotros, pues veremos en el momento de la subasta qué pasará. Por eso hay un Comité Evaluador donde va a haber gente de la agencia que va a estar evaluando esas propuestas, que saben lo que está pasando en cada uno de los residenciales. Y va a haber gente ajena, externa, que va a estar asesorando este Comité en otra área, como el área de la situación financiera, en el área de lo que es el personal adecuado que debe tener cada agente administrador para administrar un complejo de vivienda pública. Y yo lo que les garantizo es que los agentes administradores que vamos a escoger va a ser *top of the line*, como ustedes se merecen.

SRA. MICHELLE DÍAZ

Próximo deponente, la señora Ruth Gaud del Residencial Ponce de León. Adelante.

SRA. RUTH GAUD

Hello. A mí se me puede escuchar, porque tengo un tono de voz alto. Muy buenos días a la mesa

presidencial, a todos los compañeros que están aquí y líderes comunitarios porque es una dedicación que tenemos y un compromiso con nuestros residentes.

En el Plan Anual yo no encontré a Ponce de León. Lo leí por encimita y el borrador pues lamentablemente no llegó a manos de los líderes comunitarios, solamente a las juntas. Yo soy miembro del *rack*, que no sé dónde ha ido a parar la Junta asesora de residentes, como diez más que habemos aquí, que tenemos conocimientos del formato y los procedimientos de Vivienda Pública. Y estamos adiestrados para orientar y canalizar a otros compañeros que desconocen sus derechos y nadie los orienta como debe ser. Yo, por lo que estoy percibiendo, aquí hay una falta de comunicación entre privatizadores y residentes o una tergiversación de información que nos está afectando a todos.

En el caso de Ponce de León, nosotros tuvimos--digo dos (2) años, porque ya yo llevo dos (2) años allí, pero fui ocho (8) años presidenta en Doctor Pila, tuvimos una biblioteca electrónica. El Centro Comunal fue objeto de vandalismo, se la robaron. Se fueron por los canales, se hizo una querella, vino el reembolso por el seguro. ¿Dónde está nuestra biblioteca electrónica? Porque el cheque se le entregó al agente administrador que había antes. No voy a decir nombre, porque yo considero que

eso es antiético. Y, de hecho, pedí una cita con usted, con Nadine, con Ivette o… para podernos reunir porque hay muchas cosas que yo creo que este no es el foro pertinente.

Nosotros vinimos aquí como líderes, como representantes de comunidades a tratar de mejorar nuestra calidad de vida. En Ponce de León, en la Extensión Villa, cuando hay mucha lluvia en Ponce, que no es normal tampoco, porque nosotros sufrimos de sequía, hay unas áreas que son la Calle Miramar, Venus, que vienen las escorrentías de agua, se nos meten por el callejón que hay, que merece un muro de contención, y nos inunda apartamentos. La primera fase, la primera constructora se fue a quiebra, la segunda terminó, han tenido que movilizar familias cuando llueve por las grietas que hay.

Yo entiendo, yo entiendo Secretario de Vivienda que en parte son las…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Antenitas.

SRA. RUTH GAUD

… antenas, pero hay que ver qué calidad de material es el que está usando el constructor, porque yo creo que un soporte de una antena no puede pasar por lo menos siete (7) pies o seis (6) pies, que es lo que debe tener más o menos para poder resistir. Tengo otro ítem, y

perdónenme a todos los que son concejales. Yo he observado en el transcurso de los años, Nadine me conoce y muchos del personal de Vivienda anterior y anterior y anterior, que yo soy bien sincera y no soy non grata, porque el que dice la verdad no es non grato. Que muchos…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Al que no le gusta escuchar la verdad.

SRA. RUTH GAUD

Al que no le gusta escuchar de la verdad.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Eso no es este caso.

SRA. RUTH GAUD

Que se están faltando adiestramientos a los concejales y lo estoy diciendo porque esto cae en el ítem de Selección y ocupación de residentes, Programas Comunales y de Residentes. No estoy hablando en contra de ninguna privatizadora, estoy generalizando a todas las privatizadoras que son el ente entre residente y AVP. Yo estuve leyendo ahorita, que me lo prestaron, el reportaje que usted hizo en el periódico, donde Puerto Rico ha perdido muchos millones de dólares para AVP. A pesar de la recesión mundial, que yo sé que eso tiene que influir mucho en la pérdida de ese dinero, tenemos que poner en consideración la puntuación de los *Re Act*, porque

nosotros los residentes no todos somos destructores y a veces las privatizadoras, que es el procedimiento tirar en subasta, cogen lo de peor calidad y la gran mayoría de las veces los materiales que nos ponen en las residencias son desechables. Te los pongo lunes, ya viernes no sirven y por ahí se sigue perdiendo el dinero. Cuando no, compran una pintura de base de yeso; si le pasas un paño, se te despinta.

Yo exhorto al ingeniero que por favor tomen en consideración estas observaciones, que vuelvo y repito, estoy hablando en general, porque lamentablemente fue como usted comentó ahorita, cada cuatrienio viene otro y se queda atrás. Tenemos la mala suerte que todo se ha politizado en nuestra isla, cosa que no debiera ser, cosa que no debiera ser, porque nosotros somos clientes y somos líderes voluntarios, sin ningún interés económico. Los verdaderos líderes, porque hay líderes de conveniencia y líderes de corazón. Hay líderes que quieren ayudar y hay otros que se quieren beneficiar. Yo exhorto a todos los que están aquí presentes que sean portavoces en sus comunidades, de que se deben unir, reunir, orientar, ya que el RAP no está funcionando. Y no me gusta señalar, pero el pasado Secretario de Vivienda, Yesel Cordero, quedó en como está reglamentado

en HUD, en hacer una junta directiva de RAP y eso se ha quedado en el aire.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Está con su…

SRA. RUTH GAUD

Y verdaderamente, no porque yo pertenezca al RAP, nosotros los de RAP hicimos y hacemos una buena función con los residentes. Un ejemplo, en mi proyecto… Yo no pertenezco al consejo, porque en la pasada vistas púbicas yo veía anomalías y yo me retiré del concejales, porque yo sabía que estaban violando los reglamentos federales y yo ahí no voy, porque yo no avalé eso. Y Anadie lo sabe que yo lo dije, "yo renuncio como concejal." Pero qué pasa, estoy notando que todo se está diversificando y no hay una comunicación directa y debieran analizar quiénes son los líderes que saben para que así puedan orientar a los demás, porque tenemos presidente que no conoce el reglamento.

Otro ítem que tengo: Nosotros tuvimos en una modernización. Nuestro centro comunal, requisito de HUD, no tiene cocina. Ahora mismo hay un día familiar el sábado. Lo que se va a vender allí, se va a freír en el almacén del proyecto. No tenemos cocina. Hoy hablé con la ingeniera de MJ Consulting en referencia a que falta una rampa de impedido accesible a las personas con

limitaciones, porque yo las tengo, pero hay otros que las tienen peor, y no la hay accesible para poder llegar a las oficinas de administración.

Yo creo que debemos concientizarnos todos y decir la verdad y no estar a favor de las privatizadoras, sino a favor del residente, porque nosotros somos los portavoces, ellos son uno ave de paso. Y para la contratación de ellos, ya usted especificó el proceso que se va a seguir, evalúen los resultados del *Re Act*, porque hay muchos privatizadores, que proyectos que nunca se colgaron siendo viejos, pasaron con puntuaciones treinta y dos (32), treinta y cuatro (34) y treinta y seis (36). Eso llora ante los ojos de Dios, cuando a mí me consta que no era para que estén en estas condiciones. Como hay otros privatizadores que han cogido los proyectos arrastrados y con el poco presupuesto que tienen para mejoras extraordinarias los han levantado y han salido con buenas puntuaciones.

Vuelvo y exhorto a todos los *concejales* y a ustedes que merecen todo el respeto y se los tengo, lo único que soy bien sincera, soy fea y franca, como digo yo, y más sincera que sentimentalista. Que tengan en consideración esos ítems porque eso es para beneficiar la calidad de vida de los residenciales públicos que somos marginados en la sociedad por ser residentes de residenciales.

Porque a nosotros lo que nos llegan son ofertas de negreros que el Kentucky, Church. Vamos a ver cuándo un residencial ha venido una plaza para un maestro. No llegan, no llegan. Por qué; ellos van y solicitan, uh, uh, dirección, Residencial Público tal, somos marginados en la sociedad y nosotros producimos también, pero necesitamos el apoyo de todos ustedes, y la cooperación. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Gracias a usted. Muchas gracias, doña Ruth. Y como le estaba diciendo, aquellos que lo que les gusta escuchar son cosas bonitas, pues obviamente pues a lo mejor usted le cae mal.

SRA. RUTH GAUD

Eso es así.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

A mí, no, a mí me gusta que siempre me digan la verdad, qué es lo que está pasando. Y no me gusta ponerme como ejemplo, pero la realidad es que desde que asumimos las riendas del Departamento y de la Administración de Vivienda Pública hemos estado yendo a residenciales para verlos de primera mano. Nos estamos reuniendo con la Junta sin agentes administradores en el medio. Porque aunque el agente administrador es el brazo operacional, pero es como usted dice, a veces no llega la

comunicación directa de las necesidades y por eso hemos ido por regiones, hemos estado reuniéndonos con la Junta viendo qué es lo que está pasando con los líderes comunitarios para ayudar y buscar la forma de proveerles a ustedes un mejor servicio. Porque para eso es que estamos, usted muy bien lo dijo, nosotros aquí lo que vamos es a darles un servicio a ustedes. Ustedes son nuestros clientes y vamos a darle un servicio y el servicio en muchas ocasiones ha sido pésimo.

Por muchos años no se les estaba dando dinero a los agentes administradores para mejoras. Y como usted muy bien, estaban estirando el peso lo más que podían, lo estaban estirando y eso ha cambiado. Eso ha cambiado y lo vamos a seguir. Estamos redirigiendo todo el dinero que podamos a ustedes. El programa de Actividades Comunales se hizo en conjunto con los residentes para eso mismo, para ver qué es lo que ustedes necesitaban, porque para qué rayos yo le voy a llevar a un sitio donde--y vuelvo y lo digo, lo he dicho veinte mil veces--pero a un sitio donde hay niños, el Festival del Mundillo, cuando a ellos lo que les gusta es estar con una bola de baloncesto corriendo. Y lo mismo lo voy a llevar a cancha abierta, donde un residencial que están personas de mayor edad que no pueden o tienen algún impedimento y lo que quieren es, pues algo más *light*. Y eso no se

estaba haciendo, no se daba esa comunicación. Usted lo plasmó muy bien, lo plasmó muy bien. Así que se lo agradezco por dejarlo para récord, por abrirle los ojos a muchos que a veces tienen vendas y no quieren ver las realidades. Le voy a dejar a Nadine, porque Nadine quería hacer unos comentarios adicionales.

SRA. NADINE TORRES

Yo estuve conversando con Ruth. Yo soy como tú, verdad.

SRA. RUTH GAUD

No, con mi... Okay.

LCDO. HERNÁNDEZ VIVONI

Se va a acabar.

SRA. NADINE TORRES

Eso no sé, no sé qué voy a decir. Yo estuve hablando con Ruth dos (2) o tres (3) minutitos antes de la actividad. Ruth es como ella dice y como soy yo, decimos las verdades, a veces caemos bien y a veces caemos mal, pero decimos las verdades. Así que yo tengo que distinguir que Ruth es una gran líder, es una gran líder que siempre está pendiente de su comunidad.

En cuanto al RAP, ella muy bien establece que la reglamentación establece unos criterios para el RAP. Nos pidió una reunión, nos comunicamos con Marisol, estoy pendiente que Marisol se comunique conmigo. Ella nos dio

un listado de personas que ella quiere que estén en esa reunión. Tan pronto Marisol no los comunique, nos comunicamos con ella para tener la reunión. En cuanto a los adiestramientos que requiere, qué bueno, yo he estado en comunicación con Aida. Ustedes saben que Aida y yo somos casi una misma persona, no sé cómo, porque ella es blanquita y yo soy trigueñita, pero somos casi una misma persona. Aida está consciente, al igual que yo, de los adiestramientos que antes ofrecíamos.

Aida y yo comenzamos a hacer un plan de adiestramiento para juntas de residentes y líder. Sabemos que las juntas de residentes son las que están totalmente reglamentadas por la reglamentación federal, vaya la cacofonía, sin embargo, tenemos líderes. Aida y yo estamos desarrollando un plan que va a ser adivinen de qué, de cambios mandatorios, de *EIV*, que a ustedes les fascina, de *One Strike*, de todas esas cosas que a ustedes le gusta. Aida y yo estamos planificando, se los haremos llegar, va a ser poco a poco. Los adiestramos a ustedes y ustedes adiestran a su grupo. Las personas que vamos a citar tienen que ser personas que tengan la capacidad de captar lo que decimos y que puedan transmitir. No podemos traer compañeros, pues que vengan a la reunión y sin embargo, no puedan transmitir porque no podemos

reunir a cada uno de los residentes, pero como hacíamos antes, yo creo que eso es una gran cosa.

Dijiste algo que yo no conocía, Ruth, y era lo del robo de las computadoras y de la querella. Cuando se acabe la reunioncita quiero que me…

SRA. RUTH GAUD

Sí, yo le…

SRA. NADINE TORRES

… quiero que me des la información para bregar con eso. No me han hablado de los *Learning Centers*, pero como pensé que esto era para lo de los *Learning Centers* y de todo lo que él esté enamorado yo me tengo que enamorar, me encantan los *Learning Centers*. Tenemos un plan de acción bien agresivo. Vamos a tener *Learning Centers*, yo no sé cómo vamos a sacar todos los chavos, pero él está yendo a Washington a buscar chavos para otras cosas y para los *Learning Centers*. Los quiero mucho y saludos.

SRA. RUTH GAUD

Gracias.

ING. JOSÉ RIVERA

Yo me hago eco de las palabras de Nadine. Igualmente, yo tengo ese plan agresivo que dice aquí nuestro Secretario. Dentro de ese plan agresivo está incluido, yo las visitas de sorpresa a los residenciales.

SRA. RUTH GAUD

Muy bien, muy bien. Felicidades.

ING. JOSÉ RIVERA

Ahora mismo yo estoy haciendo eso. Yo no le digo ni a mi personal cuando vamos. Yo llego allí y cuando llego allí entonces llamo al presidente del residencial, "estoy aquí." Porque es fácil yo decir que voy para allá y empiezan a limpiar y empiezan a hacer la cosas y todo muy bonito. Yo hay dos (2) cosas que estoy pidiendo. Una (1) es que no se vaya nadie de aquí, los presidentes de cada residencial, sin ustedes darme una lista de los teléfonos de cada presidente de cada residencial de aquí. Y segundo, que me ayuden en este aspecto de cuando a ustedes le hagan un acercamiento al agente administrador, ustedes saquen una copia de ese documento y lo ponchan para que él lo firme como que recibido. Ustedes me tienen que tener alarma para poder defenderlos a ustedes, verdad que sí.

SRA. RUTH GAUD

Lo vamos a hacer desde ahora.

ING. JOSÉ RIVERA

Con ese papel usted me presenta y me dice, "mire, tal fecha yo le entregué esto, por qué no ha llegado a su oficina" y ahí yo puedo trabajar con eso. Les pido esa ayuda. Gracias.

SRA. RUTH GAUD

Gracias a usted.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, la señora María Gastón del Residencial Doctor Víctor Berríos. Adelante.

SRA. MARÍA GASTÓN-ROMÁN

Buenos días. Mi nombre es María Gastón Román, presidenta del Comité de Consejo del Residencial Doctor Víctor Berríos. La preocupación que nosotros estamos teniendo es portones en las escaleras, rejas en los balcones del segundo piso, que nos arreglen el edificio 14 porque tenemos aguas que nos están corriendo por las aceras y ya los nenes y envejecientes se han caído, juegos pasivos para los niños pequeños. Y hemos solicitado desde que la administración empezó en nuestro proyecto a trabajar, solicitamos un parquecito para los nenes, de pelota, pero queremos saber el status en que está.

También tenemos la preocupación de los traslados que le están dando a residentes de otros residenciales para el residencial de nosotros que nos están trayendo problemas, problemas muy serios que estamos en tribunales y todo. Y otra de las preocupaciones es que en las mejoras extraordinarias nos dieron un presupuesto para

los techos y estamos teniendo problema con los techos. Nos aguantaron los techos y no están trabajándolos porque el contratista canceló el trabajo que iba a hacer. Está cayendo agua y hay residentes que le está bajando el agua por los techos, por las filtraciones se le están dañando las cosas. Muchas gracias.

Ah, disculpe un momento. Otras preocupaciones también tenemos, que necesitamos una gerente que baje al *field*, visite el *field*, que ande por el *field*, que vea las preocupaciones de los residentes y también al agente administrador, que es el Alcalde, que por favor se reúna con el Comité de Junta porque hace año y medio que no se reúne con nosotros. Muchas gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

En cuestiones del parque de pelota vamos a revisar a ver qué podemos identificar allí, si hay algún tipo de terreno donde puede estar y desarrollarse el parque. Obviamente, el ingeniero como parte de su...

SRA. MARÍA GASTÓN-ROMÁN

Tenemos un tipo de relleno que pueden hacer el parquecito.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Okay. Tenemos que verificar bien obviamente el detalle, las dimensiones y si pertenece o no pertenece a Vivienda. El ingeniero estará haciendo las visitas

sorpresas. Así que como él le dijo, no se vaya sin dejar el teléfono para él poder ir a inspeccionar con su gente a ver lo que está pasando y cómo le podemos ayudar en todas las necesidades.

Lo de los techos, no sé si hay algún caso que se esté llevando porque el contratista se fue en "*default*" o paró la obra, no sé qué está pasando, pero vamos a revisar y vamos a estarle contestando a ustedes por escrito qué fue lo que pasó. Y lo más importante, cuándo se reinicia la obra, que es lo que usted quiere.

SRA. MARÍA GASTÓN-ROMÁN

¿Cuándo qué?

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Que le vamos a contestar qué fue lo que pasó y cuándo se va a reiniciar la obra, que es lo que usted más quiere.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, la señora Alma Alvarado del Residencial Brisas del Mar. Adelante.

SRA. ALMA ALVARADO

Muy buenos días a toditos y a todos mis compañeros de los concejales. Mi nombre es Alma Alvarado. Soy del Residencial Brisas del Mar de Salinas, presidenta del Consejo Residencial, administrador por J.A. Machuca Asociados.

Por este medio solicito que tome en consideración nuestro residencial para realizarle varias mejoras. Entre las mejoras que se necesitan puedo mencionar cambio de gabinetes, hacer el techo y las gradas de la cancha, enchapar los baños, hacer un área de juego para los niños, cambiar el color de pintura del residencial, hacer mejoras en el sistema pluvial, ya que se inunda el área del edificio 10 y detrás del edificio 8.

Espero que tomen en consideración todas esas necesidades y deficiencias existentes en este residencial y puedan brindarnos la ayuda que por medio se está solicitando. Gracias a todos.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Gracias a usted, doña Alma. Y hemos tenido comunicación continua con usted, así que vamos a tratar de mantener esos canales abiertos y poder cumplir con las expectativas que tiene su residencial. Cuente con ello. Próximo.

SRA. MICHELLE DÍAZ

La señora Elizabeth Aponte del Residencial Gautier Benítez. Adelante.

SRA. ELIZABETH APONTE

Buenos días al señor Hernández, a su equipo, en especial a los residentes de vivienda pública. Mi nombre es Elizabeth Aponte, soy presidenta de la Junta del

Residencial José Gautier Benítez de Caguas, actualmente municipalizado.

Como es de su conocimiento, nuestro residencial será modernizado. Para julio se supone que ya empiecen los realojos. Pregunto yo; ¿cuándo se van a congelar los apartamentos, que no sigan dando apartamentos para que esos realojos mayormente se puedan...

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Ser internos.

SRA. ELIZABETH APONTE

Sí, ser internos.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Eso lo trabaja el área de selección. Lo que tienen que también tener en cuenta es, el Departamento de la Vivienda y Vivienda Pública tiene ahora mismo una avalancha de peticiones de personas para apartamentos. O sea, la lista de espera, como dicen por ahí, ya sobrepasa las ocho mil (8,000) familias. O sea, hay una necesidad grande de vivienda pública. O sea, nosotros estamos tratando de maximizar las unidades que tenemos disponibles. Estamos, como usted bien dice, modernizando unas, hay unas que se están implotando y entonces comenzamos con el proceso de reemplazo de unidades, comprando unidades.

Lo que se va a hacer en Gautier Benitez, y obviamente doña Aida puede después explicar en detalle, si no se puede reubicar adentro, pues como se han hecho otros procesos de modernización, se reubican en el mercado privado en lo que se hace el desarrollo de la obra.

SRA. ELIZABETH APONTE

Disculpe que lo interrumpa.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Dígame.

SRA. ELIZABETH APONTE

Mi pregunta es en base a…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Permiso, por favor.

SRA. ELIZABETH APONTE

Mi pregunta es en base a los ancianos. Usted sabe que los ancianos llevan veinte (20), treinta (30) años viviendo en Gautier Benítez, quién los mueve de ahí. Quién los mueve de ahí.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

La ambulancia.

SRA. ELIZABETH APONTE

No, no los puede… no…

SRA. ELIZABETH APONTE

Tiene razón, sí, tiene razón. Déjeme ponerle a doña Aida.

SRA. AIDA VÁZQUEZ

Eso lo tenemos en todos nuestros residenciales. Dentro del plan de realojo nosotros contemplamos la ubicación de esos residentes. Tratamos de que sea en el mismo proyecto, en los edificios que vamos a tener destinados para el realojo. Obviamente, si alguno se nos queda, pues dentro del mismo pueblo.

SRA. ELIZABETH APONTE

¿Pero no sería viable entonces congelar esas viviendas que hay vacías para realojarlos a ellos internamente?

SRA. AIDA VÁZQUEZ

Bueno, eso se tiene que contemplar en el pan de realojo.

SRA. ELIZABETH APONTE

O los… Disculpa que te interrumpa.

SRA. AIDA VÁZQUEZ

Umjú.

SRA. ELIZABETH APONTE

O los llamados módulos.

SRA. AIDA VÁZQUEZ

No, eso no está contemplado. Ingeniero, ¿está contemplado los módulos para los de…

ING. JOSÉ RIVERA

No. Ahora mismo está contemplada la construcción para el 2012 de José Gautier Benítez. Todos los módulos, lo puedo indicar en la tarde… ahorita le puedo indicar si está contemplado, pero sí… No, me están indicando de que no, pues no está contemplado.

SRA. ELIZABETH APONTE

Otra pregunta: En las modernizaciones, ¿se están aplicando las especificaciones del nuevo código de construcción para que sean más resistentes a sismos?

ING. JOSÉ RIVERA

Sí. Sí, siempre se contempla eso. Eso es bien importante. Siempre está contemplado.

SRA. ELIZABETH APONTE

Okay. Otro comentario que iba a hacer. A nosotros no nos dan neveras y estufas, ¿verdad?

LCDO. MIGUEL HERNÁNDEZ-VIVONI

No.

SRA. ELIZABETH APONTE

Y por qué cuando *Re Act* viene, viene a prender hornillas, viene a abrir neveras a… Porque si las compramos nosotros no tienen derecho a inspeccionarlas.

Ah, ah. Antes de que usted me responda, años atrás, años atrás a mi fueron a inspeccionarla y yo no…

SRA. MICHELLE DÍAZ

Compañeros, vamos a escuchar la compañera.

LCDO. HERNÁNDEZ- VIVONI

Permiso, permiso.

SRA. ELIZABETH APONTE

A mí fueron a inspeccionar mi vivienda de *Re Act* y yo no dejé ni que me tocaran la estufa ni que me tocaran la nevera. Cuando ellos me la compren, pues que me la inspeccionen.

ING. CARLOS LÓPEZ

Excelente pregunta. Nosotros también a veces, pues nos preguntamos por qué, pero esta persona que viene a inspeccionar es completamente privado a nosotros. Eso lo contrata la agencia federal y le da unas instrucciones. Lo que sucede es que en los otros estados sí se provee nevera y estufa a los proyectos y ellos tienen una guía para poder realizar las inspecciones. Aunque nosotros hemos enviado a *Re Act* el listado de proyectos que se le proveyó neveras y estufas, comoquiera ellos tienen que seguir el protocolo.

Le dije que hace una semana estuvimos en Washington y le dejamos al Secretario Auxiliar de *Re Act* el protocolo que nosotros estamos enmendando y estamos

tomando en consideración eso que usted está mencionando. Lamentablemente ellos tienen que inspeccionar la nevera y estufa porque así existe un protocolo a nivel de regulación.

SRA. ELIZABETH APONTE

Yo no dejé.

ING. CARLOS LÓPEZ

Sin embargo, nos restan puntos y nos quitan puntos usted si funcionan o no funcionan. No obstante, nuestra oficina, que dirige la señora Santos, que está conmigo aquí, nosotros hacemos un ajuste y le solicitamos al gobierno federal que nos devuelva la puntuación porque realmente la nevera y la estufa es de ustedes y ellos, pues nos dan un *re-score* y nos dan los puntos que quitaron en ese momento dado. Pero estamos de acuerdo, nosotros también nos preguntamos por qué, pero es porque existe una regulación y el protocolo que nosotros tenemos así no lo contemplaba.

Sin embargo, en el nuevo protocolo estamos haciendo esos cambios que de aprobarse, de ellos aprobarlo, porque acuérdese, nosotros estamos administrando unos fondos que nos asignan. Tenemos que dejarnos llevar por lo que ellos establecen a nivel nacional. Y nuestra administración, a través del Secretario, pues llevamos nuestras situaciones particulares pero dependemos de que

ellos nos lo aprueben. Si nos aprueban eso, pues obviamente no vamos a tener problema de que el inspector tenga que inspeccionarla, pero por ahora lo hacen. Si usted no lo quiere hacer, pues en una ocasión lo que puede pasar es que el inspector se moleste, se vaya del proyecto y nos dé cero en el proyecto porque es un protocolo que tienen. Pero se lo digo, porque ese es el protocolo actual. Nosotros estamos pidiendo cambio, pero excelente pregunta porque también a nosotros eso nos chocaba.

SRA. ELIZABETH APONTE

Otro punto. En el Centro Comunal de nuestra comunidad tenemos la nevera, al estufa que están en condiciones… no sirven, y en el Centro de Iniciativa también. ¿Qué se puede hacer?

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Hacer la solicitud al agente administrador.

SRA. ELIZABETH APONTE

Ah. Y el proyecto de nosotros está para modernización. Las líneas telefónicas, por favor, no dejen que pase como en los otros proyectos, que las hacen sin las líneas.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Ah, aquí todo el mundo es igual.

SRA. ELIZABETH APONTE

Aquí, aquí. Y también quiero que sean... que soy enfática en esto. Nuestro proyecto está por fase. Si nosotros encontramos en la primera fase grietas o cualquier anormalidad, no van a empezar la segunda fase hasta que se corrija la primera.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Es que para eso se supone que estén las inspecciones y estemos nosotros y ustedes en combinación para evitar eso.

SRA. ELIZABETH APONTE

Pues, muchas gracias y pasen buen día.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Okay. No, gracia a usted, gracias a usted.

SRA. MICHELLE DÍAZ

Próximo deponente, la señora Carmen Acosta de Bonneville Heights. Adelante.

SRA. CARMEN ACOSTA

Buenos días. Mi nombre es Carmen Acosta, presidenta, y me acompaña la señora Elba Guzmán, vicepresidenta.

Necesitamos que el residencial sea contemplado para la modernización. El residencial tiene más de cuarenta (40) años de construido y tiene muchas deficiencias. Tenemos problemas severos con la erosión del terreno, por

lo cual crea problemas en las inspecciones de *Re Act*. Los apartamentos tienen problema de filtraciones severas, paredes agrietadas y se nos complica con el sistema eléctrico. Solicitamos la modernización.

Yo como portavoz de los residentes de Bonneville Heights nos sentimos inseguros en nuestras propias viviendas porque la erosión es tan fuerte que no sabemos qué tan seguros están los apartamentos. Rogamos que nuestros requerimientos sean escuchados por la seguridad de nuestros niños que son el futuro del mañana. Necesitamos que también nos ayuden con una mayor seguridad en el área de Caguas que en estos momentos estamos pasando por unas situaciones bien difíciles en ese aspecto en la criminalidad y nuestros niños necesitan ser niños de nuevo. Necesitamos tener más programas para así tener a nuestros niños y jóvenes ocupados y como madres sentirnos seguras al saber que nuestros niños están seguros. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Gracias a usted. Con la seguridad vamos a trabajar con el Municipio y obviamente la Policía de Puerto Rico, pero en coordinación con el Municipio de Caguas. Los programas que son supletorios a los que da el agente administrador, vamos a verificar con el área de programas comunales a ver qué tenemos asignado en la nueva

propuesta para que atienda las necesidades de su área. Y, obviamente, en el área de la modernización, pues estaremos trabajando con el plan completo para ver si podemos incluirlo.

SRA. NADINE TORRES

Antes de irte, compañera… Carmen…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Doña Carmen.

SRA. NADINE TORRES

Antes de irte te reúnes conmigo un segundito para que me des una información. Okay. Gracias, mi amor.

SRA. MICHELLE DÍAZ

Próximo deponente, la señora Rosa Torres del Residencial Juan Ponce de León. Adelante.

SRA. ROSA E. TORRES-TORRES

Muy buenos días a todos. Mi nombre es Rosa E. Torres Torres, presidenta de la Junta del Residencial Juan Ponce de León, RQ-1001.

Mi ponencia es la siguiente: Este proyecto terminó la modernización de la primera fase en el año 2000 y la segunda fase en el 2009. Sin embargo, la modernización se paralizó por un largo tiempo y la garantía de la misma, de la primera fase, expiró. Estas viviendas tienen problemas de filtraciones en los techos, primera fase. Y no solamente primera fase, en casi todo el

proyecto. Esto atenta contra la propiedad y seguridad de los residentes. Se solicita fondos para la impermeabilización y reparación de los techos, también para la erosión de terreno en la primera fase. No se contempló en el Centro Comunal la cocina y también es importante para la comunidad, ya que se ofrecen actividades para los residentes.

No se finalizaron los trabajos de biblioteca electrónica porque el presupuesto asignado se terminó y los trabajos quedaron incompletos. Señalamos que estas instalaciones son necesarias para mejorar la educación de nuestros niños y jóvenes. Además no se contempló el techo de la cancha y las gradas, incluyendo el parque de pelota de la comunidad. Se necesita una rampa de impedidos para la tarima del Centro y existe mucho problema de comején en árboles y varias unidades de casi todo el residencial. Especialmente necesitamos que se tome en consideración la rampa de impedidos del Centro Comunal y la biblioteca electrónica, ya que es bien necesaria para nuestros niños porque a veces tienen muchas asignaciones y ahora mismo se están dando tutorías en el residencial y no ha dónde darlas.

SRA. NADINE TORRES

¿Tienes espacio en el residencial?

SRA. ROSA E. TORRES

Sí, está el espacio, pero pues…

SRA. NADINE TORRES

¿No tienes equipo?

SRA. ROSA E. TORRES

No, no hay equipo. Ahora mismo ni la propia Junta tiene su propia computadora. O sea, y…

SRA. NADINE TORRES

Ah, fue el que se lo robaron, ya sé. Nada. Antes de irme, nos reunimos un momentito para que me des una información para que personal de nuestra área…

SRA. ROSA E. TORRES

Okay.

SRA. NADINE TORRES

… te visite a ver cómo podemos incluirlo.

SRA. ROSA E. TORRES

Y que nos trabajen con los techos, que son… y está prácticamente todo el residencial, no solamente la primera fase.

SRA. NADINE TORRES

Aquí el ingeniero de la esquinita yo sé que te va a contestar sobre eso.

ING. JOSÉ RIVERA

(Ininteligible) (Fuera del área Micrófono).

SRA. ROSA E. TORRES

Los problemas de las filtraciones de techo, son muchas y es prácticamente todo el residencial.

ING. JOSÉ RIVERA

Y el comején.

SRA. ROSA E. TORRES

Y el comején también, hay mucho comején en casi todo el residencial.

ING. JOSÉ RIVERA

Okay. ¿Y se reunió ya con su agente administrador?

SRA. ROSA E. TORRES

Sí.

ING. JOSÉ RIVERA

¿Qué le indicó?

SRA. ROSA E. TORRES

Pues, se impermeabilizó solamente un bloque, que es el bloque R, porque hubo una caída de una niña y se agilizó el proceso y con el presupuesto del residencial se impermeabilizó ese techo. Inclusive la compañía tiene un programa que está bregando con sellado de techo pero nos urge que eso se agilice, porque de verdad el residencial tiene mucho problema de filtraciones de techo y no es la primera vez que tenemos un accidente.

ING. JOSÉ RIVERA

Okay.

SRA. ROSA E. TORRES

Nos urge.

ING. JOSÉ RIVERA

La semana que viene estaré por ahí.

SRA. ROSA E. TORRES

Y nos urge de verdad. Eso problema nos urge.

ING. JOSÉ RIVERA

No se vaya, acuérdese, sin darme el teléfono.

SRA. ROSA E. TORRES

Muchas gracias. Que pase buen día.

SRA. MICHELLE DÍAZ

Gracias, Rosa, por su ponencia. Continuamos con el señor Juan Rodríguez del Residencial Jardines de Montellanos. Adelante.

SR. JUAN RODRÍGUEZ

Buenos días. Mi nombre es Juan Rodríguez y soy el secretario de la Junta de Residentes de la comunidad Jardines de Montellanos en Cayey. Saludos a todos los presentes.

Mi comunidad está en proceso de modernización y la Junta tiene varias preocupaciones. Uno (1); necesitamos que se incluyan áreas de juego para los niños, ya que no están contempladas en ninguna área de lo de modernización. Que se contemple el Edificio A para los viejos y para familias composición de dos (2) cuartos,

debido a que nos preocupa dónde irán a vivir las familias que actualmente residen en las residencias. Ahora mismo...

SRA. MICHELLE DÍAZ

Vamos a escuchar al compañero, por favor. Gracias.

SR. JUAN RODRÍGUEZ

Ahora mismo se nos dijo en una reunión que tuvimos con John Blackman que se iba a hacer una égida de viejos en ese edificio grande y ahora mismo nosotros no podemos tener eso porque tenemos varios residentes que tienen una composición familiar de dos (2) cuartos y no hay espacio para hacer las viviendas de dos (2) cuartos, además de ese espacio que está ahí.

También necesitamos que nos pongan en modernización ese mismo edificio, porque tampoco está en modernización. Ellos modernizaron las casitas, el edificio B, todo, menos eso, eso no está en modernización. También el techo de la cancha que no los pongan en modernización porque tampoco nos lo quisieron poner. Nos pusieron una iluminación, pintura, *bleechers*, pero nos dejaron el techo como estaba y no quisieron modernizarlo. Pues, tenemos la infestación de palomas en viviendas vacantes que están abiertas. Las viviendas están abiertas y están vacantes y las palomas entran dentro de esas viviendas y están viviendo ahí prácticamente. Y tenemos esa infestación, más también tenemos el techo de la cancha,

como siempre, se solicita la tela metálica y al culminar la modernización se contemple el *enumeramiento* de los estacionamientos para saber qué residente le toca en qué parking, porque ahora mismo el estacionamiento, como todo el mundo sabe, todo el mundo se pelea por los estacionamientos y todo el mundo quiere tener varios carros a la vez, lo cual no se puede.

Al terminar la modernización esperamos que nos aprueben fondos para la biblioteca electrónica, la cual se nombra *Learning Center,* en el plan de la agencia. Ahora mismo no tenemos tampoco para biblioteca electrónica y necesitamos una biblioteca electrónica, la cual nunca hemos… o sea, tuvimos, pero no la tenemos desde hace mucho tiempo y quisiéramos, por lo menos, tener una. Gracias por su atención.

SRA. MICHELLE DÍAZ

Muchas gracias. Próximo deponente, la señora Maritza Martínez del Residencial Padre Rivera. Adelante.

SRA. MARITZA MARTÍNEZ

Muy buenos días a todos. Mi nombre es Maritza Martínez del Residencial Padre Rivera de Humacao. Soy presidenta de Junta, RQ-3094.

Las necesidades siguientes son sellado de techo y reparación de grietas en las paredes. Tenemos un problema de hace muchos años, no, y yo sé que no es

dentro de nuestro residencial, pero es afuera, que son las aguas negras. Yo sé que es en el área del área de Humacao que hay unos tubos que supuestamente están colapsando y cada vez que eso se tapa toda la gua se empoza dentro de nuestro residencial y eso es horrible.

Tenemos también la situación de que el parque pasivo que nosotros tenemos de niños está ubicado en un área que se llama placita donde es un lugar nada seguro para nuestros niños. Ya ustedes saben la situación que está pasando en muchos de nuestros residenciales públicos y nosotros estamos solicitándole que este parque sea movilizado a área de cancha, que es un sitio más tranquilo y más seguro para nuestros niños. También tenemos un edificio, no, que es el edificio 19, que no está energizado para poder poner luces en áreas comunales. Esa área está completamente oscura.

También le pedimos… sé que están bregando con lo de las líneas telefónicas, que sé que nos tienen en agenda, porque como que tenemos el nivel, eso realizado por fin. Otra cosa también le pedimos, que sé que tenemos un personal, Departamento de Deportes, que está con Vivienda Pública junto, verdad, y pedimos más supervisión para esos empleados que están trabajando en eso, que hagan su labor como Dios manda, porque sé que no está sucediendo de esa forma.

Voy a representar al Residencial J. Palou RQ-5020. Ellos están solicitando… pidiendo facilidades de biblioteca electrónica, sellado de techo, parque pasivo para niños, gabinetes, seguridad, que eso, verdad, sería para todos los proyectos de esa área que estamos pasando por situaciones y no tenemos seguridad policiaca. Y problema de unos apartamentos que se hicieron que fue mal construido en el momento de la modernización, que están aparentemente unas áreas colapsando completas y está vacantes porque no puede vivir gente dentro de ellas porque no están habitables.

Esto es siguiente a la reunión que hubo en Yauco referente al Plan de Agencia Parte II de Programas Comunales de Residenciales, referente a lo del *Learning Center*. La preocupación es de dónde se van a asignar esos fondos para eso. Otro problema es los personales que van a coger, que están pidiendo que sean personas con bachillerato, que no simplemente, o sea, piensen de gente de afuera, sino de nuestros residenciales, porque yo sé que hay personas que están preparadamente, académicamente para ser parte de esta… pues, de esto, diferente personal que lo pueden ocupar para nuestro centro de aprendizaje. Que verifiquen bien, tú sabes, que sí nosotros tenemos gente que están para estar en ese lugar. Y creo que esto es todo. Muchas gracias. Buenas tardes.

SRA. MICHELLE DÍAZ

Muchas gracias, Martiza.

SRA. NADINE TORRES

Quisiera comentarte algo en cuanto a los *Learning Centers*, lo hemos dicho muchas veces. Todos los proyectos de vivienda pública están proyectados para tener *Learning Center.*

SRA. MICHELLE DÍAZ

Okay. Perdóname, mi amor. Eso tenemos ya el conocimiento que ese…

SRA. NADINE TORRES

¿Qué tú interesas precisamente?

SRA. MICHELLE DÍAZ

La preocupación es de dónde va a salir ese fondo.

SRA. NADINE TORRES

Estamos identificando los fondos en la Administración de Vivienda Pública. Okay.

SRA. MICHELLE DÍAZ

Okay. Gracias.

SRA. NADINE TORRES

Cuídate, mi vida.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, el señor Miguel Vázquez del Residencial Ignacio Morales. Adelante.

SR. MIGUEL VÁZQUEZ

Sí. Buenos días a todos, Secretario…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Buenos días.

SR. MIGUEL VÁZQUEZ

… personas de Vivienda Pública, personas de MJ Consulting y todos los representantes de la Junta de Residentes. Mi nombre es Miguel Vázquez. Represento a la Junta de Residentes de Ignacio Morales Dávila, RQ-3029.

En nuestra comunidad es necesario corregir las filtraciones en los techos. Tenemos entendido que ya hace como cinco (5) años, verdad, que estamos en esto. Tenemos entendido de que en el presupuesto hubieron tres (3) partidas; una (1) era para los techos, una (1) para pintura y una (1) para asfalto. Ya asfalto y pintura, pues eso se corrigió en el *Re Act*. Quisiéramos que esas dos (2) partidas entonces nos las unieran a lo de los techos para que en lugar de cinco (5) edificios pudiéramos coger más edificios, porque son treinta (30) familias las que están sufriendo las filtraciones. Okay.

Necesitamos la construcción de una verja en cemento alrededor de la cancha para el lado que está para la calle, ya que esta calle es acceso al pueblo, viene desde la 31 y entonces la bola se le zafa a los niños y ellos

van a cogerla y por ahí pasan los carros a bastante velocidad y queremos entonces prevenir que haya un accidente con los niños. Como una forma de prevención y disfrute de nuestros niños y demás residentes solicitamos la habilitación de área recreativa para niños y un gimnasio debidamente equipado. Esto en vista, verdad, como una visión porque los jóvenes, por ejemplo, no tienen dónde disfrutar. Un gimnasio sería prevención para que estos jóvenes no caigan en los puntos de drogas, ve, que es lo que queremos.

Para trabajar con el área de seguridad solicitamos la implantación de los reductores de seguridad frente al Centro Comunal y mejor alumbrado en el exterior del proyecto. Por último, solicitamos se aprueba las consolas de aire solicitadas en el presupuesto para el Centro Comunal y biblioteca electrónica, en la cual tampoco tenemos programación y la oficina de la Junta sólo cuenta con un escritorio bastante usadito.

Tengo también la encomienda aquí a representar a Yabucoa, que son dos (2) proyectos y Caguas, dos (2), Reparto y Santa Elena, Reparto RQ-5235, Santa Elena, RQ-5109. Y en Caguas, la Granja, RQ-5256 y Extensión Caguax, RQ-5219. En estas comunidades que están bajo la Sección 32 de Venta, están muy preocupados por el status y la pregunta es qué va a pasar con esas comunidades que

ya han pasado dos (2) años y el programa sólo dura cinco (5) años. Muchas gracias. Buenos días.

SRA. NADINE TORRES

Vamos a hablar un poquito de los últimos proyectos que identificaste. Nosotros tenemos una gestión administrativa que estamos haciendo para solicitar la contratación de un agrimensor para poder disponer de estas unidades dentro del término que tú indicas que de los cinco (5) años nos quedan como año y medio. Okay.

SR. MIGUEL VÁZQUEZ

Bien.

SRA. NADINE TORRES

Cuenta con nosotros. Gracias.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente. Es la señora Rosa Colón del Residencial Cana Housing. Adelante.

SRA. ROSA COLÓN

Buenos días a todos de nuevo. Me estoy riendo porque la señora Miranda dice que ponga el micrófono en el piso, no sé porqué. Buenos días a todos. Pues, yo represento como presidenta del Consejo a la Junta de Residentes de Cana Housing en Ponce.

Mi ponencia es acerca de la propuesta de la venta de las casas del Residencial Cana Housing de Ponce. Tengo conocimiento que hay una propuesta que tiene alrededor de

dos (2) años y medio aprobada y todavía no hemos visto, desde el 2008, un tasador ni un agrimensor. Necesitamos urgentemente se dé una asamblea de residentes donde Vivienda se comprometa o nos envíe a la persona que esté encargada de este proyecto para ver en qué status está. Si tienen el nombre de la persona y me lo pueden indicar para yo anotarlo, ya que yo soy presidenta del Consejo hace muy poco tiempo ahí, para así hacérselo saber a todos los de la Junta de Residentes.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿Tiene bolígrafo?

SRA. MICELLE DÍAZ

Yo tengo un bolígrafo aquí.

SRA. NADINE TORRES

Buenos días. Buenas tardes, ya. Mira, en la parte de atrás del área está la señora Millie Cruz. Ella es nuestra compañera que está a cargo del programa de ventas.

SRA. MICHELLE DÍAZ

Umjú.

SRA. NADINE TORRES

Ella está bajo Programas Comunales, pero antes de irte reúnete con ella para poder reunir a los miembros, a los residentes de esa comunidad para poder resolver el problema. Ese, al igual que otros proyectos, dependen de

una gestión que la gente está realizando para poder disponer de ellos en el menor tiempo posible. Millie te está esperando allá atrás, cuando acabes.

SRA. MICHELLE DÍAZ

Sí. Además de eso, pues como a nosotros en ti, pues quería decirle a los presidentes de los consejos del área de Ponce para ver si… bueno, si está el presidente o alguno que esté representando el Consejo para ver si se puede reunir conmigo para proponerle algo por allá aparte, no tiene que ver nada con ustedes. Eso es un anuncio no pagado.

SRA. NADINE TORRES

Ah, bien.

SRA. MICHELLE DÍAZ

Y de una vez, pues darle… verdad, yo respeto lo de cada residencial y, pues respeto su señalamiento, pero hasta ahora, ve, que yo estoy como presidenta, todo lo que le he pedido a Machucha, pues gracias al Señor, pues me lo ha dado y el día que no lo haga yo lo voy a señalar igual que todos. Y gracias por todo, no, y que tengan buen día.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Gracias.

SRA. MICHELLE DÍAZ

Muchas gracias. Continuamos con el próximo

deponente. Es la señora Vilma Herrera del Residencial Narciso Varona. Adelante.

SRA. VILMA HERRERA

Buenos días a todos los aquí presentes. Mi nombre es Vilma Herrera del Residencial Narciso Varona. Vengo a deponer aquí preocupaciones de varios presidentes de la otra reunión y sobre un casito particular de un residencial en Juncos.

Necesitamos orientación, que fue cuando la reunión en Yauco, que nos quedamos como que en el limbo, varias juntas, necesitamos orientación sobre el pago de utilidades de las áreas comunes de cada proyecto. De dónde saldrá ese costo y cómo va a afectar el presupuesto del proyecto y por consecuencia los servicios que se ofrecen a la comunidad. Entonces en el plan de la agencia se menciona también los conversatorios por regiones. Solicitamos una programación de estas reuniones. Indican sobre la orientación de la carta de derecho del residente y la Ley VAUA. Los intereses, tener mayor información al respecto para cuándo está planificado impactar las comunidades.

En la parte cuatro (4), Administración de Proyectos, bajo el plan de reducción de energía presentan impactar veinte (20) proyectos con lámparas incandescentes en

áreas comunes. Nos preguntamos si ya tienen seleccionados los proyectos para implementar ese plan. También estamos viviendo unos momentos difíciles. Es importante unirnos todos y crear alianzas para fortalecer las comunidades. Hay que continuar trabajando con programas de prevención y ofrecer alternativas a nuestros niños y jóvenes para que ocupen su tiempo libre en actividades positivas.

Se habla de orientar sobre violencia doméstica, pero nos preocupa que no se trabaje un programa especializado. Igualmente podría pasar con personas discapacitadas o con problemas de salud mental. Recomendamos establecer grupos de apoyo y que se asignen fondos especiales para promover la salud mental y la sana convivencia de nuestras familias. La colaboración entre todas las partes puede hacer la diferencia.

Aquí voy a hablar sobre... también en las subastas de los agentes administradores. Porqué las juntas no tenemos derecho de participar. Quién mejor que los residentes para decir cuál agente administrador que está presente o no lo está, para decir quién trabaja mejor por la comunidad de uno, porque puede haber pasado un agente administrador anteriormente por una comunidad y trabajó fatal y puede estar una que está trabajando bien y la

sacan. Por qué nosotros no podemos tener participación en eso. Es una de las partes.

Ahora voy con lo de Antulio López, que es un residencial en Juncos para ver si lo incluyen. El número de Antulio es el RQ-5165. Ahí le asignaron unos fondos para mejoras. Créanme, gracias por asignarle los fondos para mejoras, pero ellos necesitan una modernización pero de emergencia. Queda al lado de donde yo vivo. Es urgente. En los últimos tres *Re Act* recomendaron las modernización de Antulio López. Aquí yo tengo la presidenta de Antulio López muy *pachó* para hablar, pero ella les puede explicar mucho mejor lo que sucede con Antulio López.

SRA. MARILYN DE LEÓN

Muy buenos días. Mi nombre es Marilyn de León. Yo soy presidenta de la Junta de Residentes Antulio López. Aproximadamente llevo seis (6) años perteneciendo a la Junta. Tenemos varios problemas. Entre ellos, tenemos erosión del terreno detrás de los edificios tres (3), cuatro (4), cinco (5) y área de la cancha. Por ende, la cancha se inunda. El Municipio nos techó la cancha pero no nos resolvió el problema de la inundación en la cancha. Tengo aguas estancadas detrás de los edificios siete (7), ocho (8), entremedio del edificio uno (1) y dos (2) y del dos (2) y el tres (3), donde tengo personas

envejecientes viviendo en los primeros pisos, que por las paredes se está filtrando el agua, que se queda estancada. Aparte de las filtraciones, que tengo filtraciones en primeros y en segundos pisos que está viniendo por las paredes del techo.

Tengo viviendas que en vez de salir electricidad por los receptáculos, está saliendo agua. En otras viviendas tengo el sistema del cableado de las antenas, donde está saliendo agua en vez de los cables de las antenas. Y hay… el edificio siete (7) y el edificio seis (6), las escaleras están agrietadas y nos da miedo con los últimos sismos que ha habido. Tengo muchas familias con niños viviendo en los segundos y en los terceros pisos. En un terremoto que haya más fuerte o en un sismo más fuerte esos edificios definitivamente van a colapsar. El edificio ocho (8) ahora mismo está en esta posición. Se nota crasamente la división que hay en las escaleras que el agente administrador ha tratado de corregirlo en varias ocasiones.

Pero realmente un residencial que estuvo cerrado durante cinco (5) años antes de que lo ubicaran con personas ahí, que no pasaba inspecciones, cómo es posible que actualmente no esté incluido en el programa de modernización, cuando realmente lo necesita. Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Esa contestación te la di ahorita. O sea, la cantidad de dinero que tenemos para atender 330 residenciales es mínima. Y de la misma forma que está tu residencial hay muchos, el inventario en Puerto Rico es viejo, el inventario de unidades en Puerto Rico es muy viejo y estamos haciendo, como dicen por ahí, de tripas corazones. No obstante, vamos a tomar nota. El ingeniero Rivera pasará por el residencial para verificarlo y si es necesario… digo, yo sé que es necesario todos, pero si nos urge y hay un problema de seguridad como usted nos está planteando, pues claro que sí. Para eso estamos discutiendo hoy, pero eso es un borrador, pero si hay que ponerlo y añadirlo ahora, lo añadiremos.

En cuestiones de los… que dijo la compañera, doña Vilma, de Narciso Varona, ustedes sí tienen voz para hablar en este proceso de propuesta.

SRA. VILMA HERRERA

Por lo menos, en qué etapa van.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Ustedes escriban.

SRA. NADINE TORRES

Escriban.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Escriban. No hay nada mejor que usted, lo que usted

escribe. Usted dirija esa carta a este servidor y la haremos constar como parte del proceso de selección. Yo les exhorto a todos que escriban.

SRA. VILMA HERRERA

Muy bien.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Les exhorto. Eso es muy importante para este servidor y para la Administración de Vivienda Pública.

SRA. VILMA HERRERA

¿Con evidencia y todo?

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Claro, con evidencia. Eso es sumamente importante, no se queden callados. No se queden callados. Yo creo que lo que pasa es que si en el Comité Evaluador yo pongo un representante de cada uno, imagínese, nunca me voy a poner de acuerdo y no voy a adjudicar nada. Pero, sí, escriban, envíen la evidencia que tengan y se va a hacer formar parte del expediente al momento de adjudicar. Cuente con ello.

SRA. VILMA HERRERA

Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Bien.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, el señor Angel Luis Lebrón del Residencial Turabo. Adelante.

SR. ÁNGEL LUIS LEBRÓN

Buenos días. Mi nombre es Angel Luis Lebrón, represento al Residencial Turabo Heights de Caguas. Doy la bienvenida al Secretario de Vivienda Pública y a todo el personal y a todos los presentes de las otras juntas de residentes.

Mi residencial ya fue terminado y modernizado, que el Secretario de Vivienda Pública fue de honor con el Subsecretario de los Estados Unidos, fue partícipe…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Con señor Enrique, eso es así.

SR. ÁNGEL LUIS LEBRÓN

… de una propuesta allí que se hizo, una presentación. La comunidad le da la bienvenida próximamente de nuevo. Yo estoy aquí con un propósito. Ahora mismo terminamos la modernización hace ocho (8) meses…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Umjú.

SR. ÁNGEL LUIS LEBRÓN

… y tengo un problemita que me está saliendo comején en todos los edificios.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Sí.

SR. ÁNGEL LUIS LEBRÓN

Está saliendo comején en todos los edificios, entonces se me están afectando todos los apartamentos.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Ya lo reportó a MJ, verdad, que está allí.

SR. ÁNGEL LUIS LEBRÓN

Sí, ya se reportaron. Vinieron y verificaron dos (2) edificios, pero ahora todo el mundo, o sea, se… porque eso es madera que dejan los de la construcción…

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Eso es así.

SR. ÁNGEL LUIS LEBRÓN

… y entonces eso está trayendo mucho problema. Hay personas mayores ya que se me están quejando y yo les digo que tienen que darme un lapso de tiempo, porque esto coge un tiempo, esto no es de la noche a la mañana arreglarlo.

Lo otro es que el Centro Comunal fue terminado con la administración y no tenemos aire y ahí es donde más participación se les está dando, porque ahí está parte del programa Cancha Abierta que está participando y es necesario ir para la comunidad que nos lo están exigiendo. Porque ahora mismo no se puede utilizar a su

debido tiempo, porque no tiene aire, no se puede alquilar para los residentes, para actividades recreativas.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

¿La gente suda?

SR. ÁNGEL LUIS LEBRÓN

Eh, como es. Lo otro es que nos hicieron la cancha. Yo sé que una de las comunidades más amplias en deporte en Caguas somos nosotros, sabe. Lo digo, porque lo digo con orgullo. Pues, yo tengo doce (12) disciplinas en deporte y una de las partes del programa Cancha Abierta es donde más se da participación allí.

Porque lo otro es la seguridad en Caguas. No es porque esté aquí presente, que hayan presidentes a nivel de todo Puerto Rico aquí, pero van 276 asesinatos en Puerto Rico. De esos 276 a nivel de la región de Caguas y Humacao y estos pueblos cercanos van 75 asesinatos. A dónde está la seguridad del país que dice el Superintendente de Puerto Rico, a qué vamos a llegar. Nosotros mismos, yo que soy empleado de Cancha Abierta, soy pues líder recreativo, cuando vamos a impactar estos residenciales no podemos entrar porque lo que se está en Caguas batallándose es una guerra de tiro a tiro con caserío contra caserío, en otras palabras. Estos proyectos, ya temen, hasta la misma gente temen de salir de sus casas.

Nosotros pedimos, oíste, la cercanía de ustedes al Superintendente, sabe, que busquen una solución para el pueblo de Caguas. Se lo vamos a agradecer. Que tengan un buen día.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Gracias. Estamos trabajando con el Superintendente de la Policía y con el Municipio para aunar esfuerzos porque sí sabemos que la criminalidad en la región ha aumentado dramáticamente y queremos, pues obviamente atender esa área. ¿Me iba a decir algo más?

SR. ÁNGEL LUIS LEBRÓN

Sí. Correspondiente a lo de los techos y lo de las canchas, no sé si muchos de ustedes no tienen conocimiento pero los municipios tienen unos fondos asignados para… propósito para hacerle los techos a las canchas.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Eso es así, eso es correcto.

SR. ÁNGEL LUIS LEBRÓN

Lo que pasa que por falta de orientación no están preparados, mucho… gente que no, no investigan, pero en sí existen unos fondos en cada municipio. Por falta de miedo de acercarse a los alcaldes, pero existen unos fondos.

Sobre las mallas, te hablo claro, porque nosotros tenemos dos facilidades recreativas. Una era que nosotros la utilizábamos pero ese terreno pertenece al Municipio de Caguas, sabe, al Municipio. Ahora tenemos la cancha de nosotros. O sea, estamos en el proceso de techarla y eso porque se le estaba dando uso a ambas facilidades. Y en la cancha de arriba nosotros solicitamos al Municipio de Caguas, que fue parte, que el Alcalde y el representante, y para que tengan conocimiento, la malla, como dicen por ahí, no es nada de fácil, cuesta. Sale sobre $16,000.00.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Es así.

SR. ÁNGEL LUIS LEBRÓN

Gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Tengo una pregunta, una duda. Usted me dijo que la comunidad suya es muy deportista.

SR. ÁNGEL LUIS LEBRÓN

Sí, eso es así.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Pero doña Consuelo me dijo que la dos. ¿Cuál de las dos (2) es la más deportista?

SR. ÁNGEL LUIS LEBRÓN

Ah, no sé. Por lo menos yo, por lo menos yo. Yo atiendo sobre 200 muchachos durante toda la semana.

SRA. CONSUELO DE JESÚS

Yo puedo traer el listado mañana.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Hay un reto, hay un reto.

SRA. MICHELLE DÍAZ

Continuamos con la próxima deponente, la señora Yamira Angleró del Residencial Bella Vista.

SRA. YAMIRA ANGLERÓ

Buenos días. Buenos días a todos, a los presidentes de Junta, al Administrador, a todo su personal, buenos días. Mi nombre es Yamira Angleró y soy residente de Bella Vista de Salinas.

En el día de hoy me encuentro con los compañeros del área seis (6), siete (7) y diecinueve (19) de lo que compone MJ Consulting y la Administración de Vivienda Pública. Asistimos a esta vista con invitación de ustedes y de MJ Consulting, por eso estamos aquí, para que nos oigan las necesidades de cada uno de los proyectos de nosotros y nos oigan a nosotros, que tenemos muchas inquietudes.

Para esta presentación trabajamos un comité de apoyo representativo de las comunidades, de las áreas…

SRA. MICHELLE DÍAZ

Vamos a escuchar a la compañera, por favor. Gracias.

SRA. YAMIRA ANGLERO

De las distintas áreas… Perdón.

SRA. MICHELLE DÍAZ

Tenemos que hacer silencio para poder escuchar a la compañera.

SRA. YAMIRA ANGLERÓ

Comunidades de las distintas áreas. El propósito de este documento es proveer nuestras inquietudes y hacer recomendaciones de acuerdo a las realidades de nuestras comunidades. Para dar seguimiento a las *planteaciones*… Perdón.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Planteamientos.

SRA. YAMIRA ANGLERÓ

… planteamientos de la Junta de Residentes solicitamos que AVP nos nombre una (1) o dos (2) personas específicas responsables par dar seguimiento a las peticiones de cada una de las juntas de residente. Que esto no se quede en una gaveta archivada, después que hemos hablado tanto aquí y que todo el mundo ha hablado y que lo vengan y lo metan en una gaveta y digan, "ah, ya se acabó todo." No. Que le den importancia a todo lo

que se ha hablado aquí, porque todo lo que se habla aquí es porque es necesidad de cada proyecto, me entiende.

Estamos entregando o ya se entregó las necesidades físicas de cada proyecto y esperamos le den prioridad a las mismas. Además solicitamos que se apruebe el presupuesto 2011-2012 sometido a la agencia por el agente administrador, el cual fue endosado por la Junta de Residentes de cada comunidad. Estoy pasando un poquito de trabajo porque los espejuelos se me quedaron, pero veo bien. En el área de modernización la Administración de Vivienda Pública debe mejorar el sistema de inspección de las unidades y la supervisión de los trabajos que realicen los contratistas, que son unos chapuceros a veces. En la mayoría de los proyectos se encuentran unidades y edificios con vicios de construcción y con el tiempo, a corto tiempo aparecen situaciones como filtraciones y diferentes cosas; grietas y cuanta cosa.

Esta gente hay que darle duro, como las piedras que yo no tengo en Salinas. Ellos se creen que Bella Vista lo que iban a hacer eran postes y carreteras, ah. Entonces me hicieron un edificio que cuando yo pasé se me fueron todos… como dicen los mejicanos, ¿cacho es?, se me fueron todos, pues no. Ellos hicieron eso y yo tuve que pelear con ellos para que ellos arreglaran ese edificio. Este es un problema que estamos teniendo con los

contratistas. Entonces ellos empiezan a pelear con uno que el diseño era así, que el diseño esto, que el diseño aquello, que el diseño lo otro. Entonces le echan la culpa al diseñador, le echan la culpa al otro, le echa la culpa al otro. Pues, no, vamos a tener que estar encima de ellos, porque si no ellos hacen lo que le da la gana. Hay que estar bien pendientes a las construcciones.

Con relación a los créditos contributivos, hay que darle más orientación y hay que darle adiestramiento a estas personas que tienen *tax credit*, porque mismos no saben lo que tienen entre mano, qué es lo que tienen en sus manos y no saben lo que van a hacer. Debe de AVP, ustedes, adiestrar estas personas para que sepan con la papita que se van a encontrar, porque es una papita y ustedes los deben de adiestrar para que la gente sepan cómo van a bregar. Me entendieron. Eso es para la Junta, que la deben de orientar, esta Junta. La deben de orientar a toda, no solamente al presidente, todos. Todos deben de ser orientados, porque si el presidente se muere entonces no van a poder hacer nada. Se va a llevar toda la información la muerta o el muerto.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Vamos a emitir una carta circular para que en el testamento pongan las…

SRA. YAMIRA ANGLERÓ

Mira, yo quiero darle las gracias a Miguel Hernández-Vivoni y a todo su personal por habernos aprobado la verja, que era una necesidad demasiado de grande en Bella Vista. Yo le doy las gracias de parte de toda mi comunidad, que está bien contenta y bien agradecida por todo lo que ustedes han hecho por nosotros. Yo estoy bien contenta. Y les voy a decir una cosa, lo que dijo José es muy cierto, me cayó de paracaídas. Me cayó de paracaídas y no me dio tiempo de hacerle un caldo de pescado con funche para dormirlo y pedirle más. Eso es todo. Muchísimas gracias.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Gracias a ti.

SRA. YAMIRA ANGLERÓ

Que pasen buen día. Le voy a entregar el diseño de la verja personalmente.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Muy bien.

SRA. YAMIRA ANGLERÓ

Aquí la tengo.

LCDO. MIGUEL HERNÁNDEZ-VIVONI

Excelente. Muy bien, excelente. Muchas gracias.

SRA. MICHELLE DÍAZ

Bueno, con la señora Angleró culminamos la lista de

deponentes para el día de hoy. El equipo de trabajo de la Administración de Vivienda Pública agradece su asistencia y damos por finalizada esta vista pública a las doce y diez de la mañana (12:10 a.m.). Que tengan todos muy buen día.

(LA VISTA SE DIO POR FINALIZADA A LAS 12:10 A.M.).

CERTIFICACIÓN DEL TAQUÍGRAFO

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

VISTA PÚBLICA
BORRADOR PLAN DE LA AGENCIA 2011-2012

FECHA : JUEVES 24 DE MARZO DE 2011

HORA : 9:00 A.M.

LUGAR : CENTRO DE CONVENCIONES EL SEÑORIAL
(SALÓN DE PERLA) PONCE

Por la presente CERTIFICO que la transcripción de la Vista en su Fondo que antecede habida en el caso del epígrafe en el lugar, fecha y hora antes indicado; de los procedimientos habidos y los testimonios prestados, es fiel y correcta.

Asimismo CERTIFICO que no estoy involucrado ni interesado en forma alguna en el resultado de este caso.

Germán Ayala García
TAQUÍGRAFO DE RÉCORD

Public Hearing
Aguadilla

N/E VIVIENDA 11.05
28/mar/11(Loy-Ger)

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

VISTA PÚBLICA
BORRADOR PLAN DE LA AGENCIA 2011-2012

LUNES 28 DE MARZO DE 2011
9:00 A.M.

CASA ALCALDÍA
(ANFITEATRO MANUEL MÉNDEZ BALLESTER)
AGUADILLA

COMPARECENCIA

ADMINISTRACIÓN DE VIVIENDA PÚBLICA

Sra. Michelle Díaz
Sra. Elizabeth Rivera
Sra. María I. Cabeza
Ing. José Rivera
Sra. Nadine Torres
Sra. Aida Vázquez
Lcda. Janice M. Miranda Claudio

DEPONENTES

Sra. Marilyn Sánchez
Presidenta Residencial Plazuela Catalina

Sra. Jeannette Hernández
Vice-presidenta Residencial Guarionex de Quebradillas

Sr. Víctor Vega
Presidente Consejo Res. Jardines del Noroeste de Isabela

Sra. Luz M. Crespo
Presidenta Consejo Res. Rafael Hernández Kennedy

Sr. Leonel Vega Hernández
Residencial Luis Muñoz Rivera de Guánica

Sra. Blanca Sotomayor
Residencial Antonio Márquez Arbona de Arecibo

Sra. Mayra Rodríguez Bernard
Presidenta Consejo Res. Extensión Savalos Gardens

TAQUÍGRAFO DE RÉCORD
Sr. Germán Ayala García

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SRA. MICHELLE DÍAZ

Muy buenos días a los presentes. Quiero darles la bienvenida a todos por estar aquí en la mañana de hoy. Vamos a comenzar nuestros trabajos para el día de hoy a las nueve y cincuenta (9:50) de la mañana. Quiero pedirle a la señora Elizabeth Rivera que pase al presente para invocar la presencia del señor en el día de hoy.

SRA. ELIZABETH RIVERA

Muy buenos días, vamos a tener la oración si son tan amables en acompañarme de pie todos aquellos que puedan. Oremos. Señor, te damos gracias por este nuevo día, por la oportunidad de estar aquí reunidos para tomar decisiones y llegar a acuerdos que beneficien a nuestras comunidades. Danos la sabiduría de ejercer nuestro liderato en beneficio de un bien común. Y bendice todos los trabajos que hemos de realizar hoy. En el nombre de Jesús. Amén. Pueden sentarse, gracias.

SRA. MICHELLE DÍAZ

En la entrada estuvieron recibiendo una hoja que contiene las reglas para conducirnos en las vistas públicas de este día. Las voy a leer a modo de repaso. Número uno (1), debieron registrarse en la entrada al llegar. Si hay alguna persona que no se ha registrado favor de pasar por la mesa de registro. Las personas

interesadas en tomar un turno para deponer también en la entrada había una mesa para anotarse y tomar un turno para su correspondiente ponencia. Le vamos a conceder un turno de cinco (5) minutos a cada deponente. Este turno es intransferible a otro deponente. Antes de deponer debe decir su nombre y el nombre del proyecto del cual nos visita o la compañía de donde usted nos está visitando. Esto para efectos de récord porque estaremos grabando la vista pública que es parte del documento final que se entrega a Vivienda federal. La ponencia debe ser sobre temas relacionados al plan de la agencia. Puede entregar su ponencia por escrito en la mesa de deponentes que está en la entrada también. Debe esperare su turno para deponer pacientemente. Debemos mantener silencio mientras otros compañeros deponen o se dirigen presentes. Y por último y no menos importante, debemos respetar a las personas que están conduciendo estos trabajos y respetar las reglas aquí establecidas. En la mañana de hoy contamos con la presencia de la señora María Ivette Cabeza, asistente del licenciado Miguel Hernández Vivoni, secretario del Departamento de la Vivienda. Voy a pedirle a la señora Cabeza que pase al frente, por favor.

SRA. MARÍA I. CABEZA

Muy buenos días tengan todos. Quiero mencionar que el licenciado Hernández, el secretario se dirigía para acá, tuvo que salir para una reunión, espera integrarse con nosotros en la mañana. De igual manera, la licenciada Miranda, la subadministradora también viene de camino y se integrará con nosotros en los trabajos en la mañana. La Administración de Vivienda Pública convocó para hoy lunes, veintiocho (28) de marzo del dos mil once (2011) en el Anfiteatro Manuel Méndez Ballester, Casa Alcaldía, Municipio de Aguadilla a Vista Pública con el propósito de escuchar comentarios y/o planteamientos de los residentes de vivienda pública y público en general sobre asuntos concernientes a nuestro borrador del plan anual y el borrador del plan a cinco (5) años de la Administración de Vivienda Pública para todos los residentes de vivienda pública y el público en general, según lo requiere la ley federal de responsabilidad del trabajo y calidad de vivienda de mil novecientos noventa y ocho (1998). Los días diez (10) de marzo en San Juan y catorce (14) de marzo en Yauco del año en curso se realizaron unos talleres de trabajo con el propósito de discutir el borrador propuesto del plan de la agencia dos mil once (2011), dos mil doce (2012) con el grupo representativo de las juntas de residentes

y el equipo de trabajo del secretario de… del secretario del Departamento de la Vivienda. Tuvieron la oportunidad de conocerlos, de presentar sus interrogantes, los cuales fueron respondidas en su mayoría. Fomentando de esta manera la participación de ustedes en el proceso de elaboración de ese importante documento. Los comentarios y planteamientos recibidos en estos talleres y los que surjan de estas vistas públicas se estarán tomando en consideración para la elaboración del documento final. A tales efectos, quiero destacar que esta vista pública estará siendo grabada y se preparará una minuta que forma parte del documento final que se envía al Departamento de Vivienda federal. Además contamos con un intérprete de señas para beneficios de las personas con problemas auditivos. Esta vista pública incluye la participación de los siguientes municipios: Aguadilla, San Sebastián, Isabela, Moca, Aguada, Rincón, Añasco, Quebradillas, Camuy, Lares, Utuado, Hatillo, Arecibo, Barceloneta, Florida, Manatí, Morovis, Ciales, Las Marías, Mayagüez, Maricao, Hormigueros, San Germán, Sábana Grande, Cabo Rojo, Lajas y Guánica. La fecha de publicación de los anuncios de estas vistas públicas fue el treinta y uno (31) de enero, el tres (3) de febrero y el dieciocho (18) de febrero del dos mil once (2011). Además contamos con la presencia de nuestro equipo de

trabajo que se distribuye en las siguientes áreas programáticas: finanzas y administración en representación de la señora Edna Rivera, la señorita Ivonne Huertas; en desarrollo y construcción de proyectos, el ingeniero José Rivera; en el área de administración de proyectos, el señor Carlos López; en el área de selección y ocupación de residentes, la señora Aida Vázquez; en el área de programas comunales y de residentes, la señora Nadine Torres; en el área de seguridad, el señor Jesse Martínez; en el área de planificación estratégica, la señora Michelle Díaz. Queremos agradecer al Honorable Alcalde del municipio de Aguadilla, Carlos Méndez Martínez por disponer estas facilidades a nuestros residentes para realizar esta vista pública. También quiero agradecer a todo el equipo de trabajo del agente administrador, American Management que es el anfitrión de esta vista pública. Así que esperamos que las mismas sean de provecho para ustedes. Y muchas gracias y buen día.

SRA. MICHELLE DÍAZ

Ahora procederemos con la presentación de las ponencias. Recuerdo que deben decir su nombre y el nombre del residencial o la entidad a la que pertenecen. Voy a ir según el registro de deponentes según se anotaron en la entrada. La primera deponente es la

señora Marilyn Sánchez del residencial Plazuela Catalina. Favor de pasar al frente. Adelante.

SRA. MARILYN SÁNCHEZ

Sí, muy buenos días, mi nombre es Marilyn Sánchez, presidenta del consejo del residencial Plazuela Catalina. Por años los residentes del residencial Plazuela Catalina han estado en espera de que se les tome en consideración para el plan de mejoras extraordinarias. Al extremo que varias agencias administradoras le han planteado nuestras problemáticas y han hecho caso omiso a nuestra situación. Las problemáticas primordiales de este residencial son las filtraciones de techos y de entre pisos. Los edificios tienen grietas múltiples visibles las cuales han sido la causa de residentes accidentados, pérdidas materiales, daños a la estructura y pintura. A estos se les suma que las cien (100) viviendas cuentan de cuarto de lavado el cual no ha sido techado y día y noche las máquinas de lavar y los calentadores de tanque están expuestos a las inclemencias del tiempo, esto permitiendo que se dañen con más prontitud y ponen en riesgo la seguridad de los residentes. Nuestro residencial cuenta con ciertas áreas que no se terminó la construcción de las calles. Estas áreas sin terminar permiten que cuando llueva se empoce el agua y hemos tenido un gran número de residentes con

dengue. No contamos con sistema de alumbrado exterior. Esto es una de las causales el cual día a día crece la criminalidad en nuestra comunidad. Necesidad de preparar el área que se habilita para biblioteca electrónica. Proyecto que no se ha vuelto a tocar tema cuando ya pronto va a ser habilitada y le pedimos respuesta y acción a esto. El residencial Plazuela Catalina y el residencial Antonio Dávila Freytes están unidos en el mismo AM, en el cual Plazuela es la base. En este borrador se le asigna una cantidad de ochenta mil dólares ($80,000.00) para "dwelling structures" y en el cual aparece en el nombre del residencial Dávila Freytes. Los residentes entendemos que para resolver los problemas de ambos residenciales esto es una cantidad extremadamente baja y para hacerlo más justo deberían asignarle esta cantidad y mucho más a Plazuela. Los años pasan, no se le asignan fondos para mejoras extraordinarias. Públicamente solicito la separación de estos proyectos lo antes posible. Próximamente estarán recibiendo una petición escrita por todos los residentes bona fide de todas las edades de nuestra comunidad. La realidad es que cada vez que la Administración de Vivienda Pública se le menciona el residencial Plazuela Catalina recibimos la misma explicación de que Plazuela está en "default". Los residentes de Plazuela se

encuentran indignados y cansados y no queremos escuchar más esta excusa. Los residentes estamos siendo castigados por la mala decisión que en algún momento AVP tomó en contratar a una compañía que dejó los trabajos incompletos y se cantó en quiebra. En cada reunión que he asistido nos han dicho que esta nueva administración está dedicada y comprometida en mejorar la calidad de vida de los residentes. Yo les pido escuchen y evalúen con más detenimiento este borrador y atiendan las necesidades del residencial Plazuela Catalina. De seguro nuestros residentes se lo van a agradecer. Muchas gracias y buen día.

SRA. MICHELLE DÍAZ

Gracias por su ponencia, señora Sánchez. Ingeniero Rivera, ¿tiene algo… alguna contestación?

ING. JOSÉ RIVERA

Sí. ¿Madeline?

SRA. MARILYN SÁNCHEZ

Marilyn.

ING. JOSÉ RIVERA

¿El agente administrador ustedes le han notificado esa… esos pedidos que usted me está planteando aquí?

SRA. MARILYN SÁNCHEZ

Sí, señor y no hemos recibido… (Ininteligible).

ING. JOSÉ RIVERA

Sí, por favor.

SRA. MARILYN SÁNCHEZ

Esto es un caso que ha venido desde muchos años. Varias agencias administradoras incluso le han enviado cartas a ustedes pidiéndole atención a estos problemas. Esto no es algo nuevo.

ING. JOSÉ RIVERA

¿Usted es la presidenta del residencial?

SRA. MARILYN SÁNCHEZ

Sí, señor.

ING. JOSÉ RIVERA

Pues mire, aquí yo tengo la ingeniera Sandra Alvelo, estaba por aquí ahorita. Ortega, perdón. Ella va a estar esta semana por allí visitando. Mírela aquí, véale la cara. Párese. Inmediatamente esta semana ella va a estar visitando su residencial para que me haga un informe sobre eso que usted me está indicando y tomar cartas en el asunto.

SRA. MARILYN SÁNCHEZ

Muchas gracias. Le agradezco.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, es la señora Jeannette Hernández del residencial Güarionex.

SRA. JEANNETTE HERNÁNDEZ

Muy buenos días, mi nombre es Jeannette Hernández. Soy la vice-presidenta del residencial Guarionex de Quebradillas. En esta mañana, ¿verdad?, queremos agradecer la oportunidad que nos han brindado y queremos primeramente agradecer el trabajo que han hecho, ¿verdad?, en nuestro residencial. En estos últimos tiempos, ¿verdad?, hemos recibido instalación de gabinetes nuevos para todas las viviendas, pintura en todo el proyecto, sellado de techo, pintura también en las ventanas, luminaria, reparación de luminaria, instalación de antiresbalante en las escaleras y la construcción del parque pasivo de los niños. ¿Verdad? Queremos agradecer estas cosas que han arreglado, ¿verdad?, nos han ayudado mucho a nosotros en la comunidad, ¿verdad? Y nosotros de residentes al consejo, ¿verdad?, queremos agradecerle igual que los miembros de la comunidad. En nuestro residencial tenemos cien (100) unidades y al momento las cien (100) unidades están ocupadas. Pero queremos, ¿verdad?, en esta hora también traer a su atención, ¿verdad?, que tenemos necesidad de un aire acondicionado para la oficina del consejo de residentes y otro para el centro comunal. También, ¿verdad?, este viernes pasado veinticinco (25) de marzo del dos mil once (2011) fue inaugurado el parque pasivo

para los niños. Y, ¿verdad?, le vamos a estar haciendo entrega de unas fotos de la misma. Y queremos, ¿verdad?, entendemos que en el parque estaría bueno una instalación de unos bancos donde se le facilitaría a los padres, ¿verdad?, poder sentarse a cuidar a sus niños, ya que cuando los niños van a jugar tenemos que nosotros como padres sentarnos… pararnos a velarlos, ¿verdad? Y sabemos que los niños cuando entran a jugar ya no quieren salir y quizás a uno se le hace… se cansa. Yo tengo un niño de cuatro (4) años y se me hace difícil a veces estar ahí parada todo ese tiempo en el sol. Si tenemos esos banquitos, pues sería un poquito mejor para nosotros como padres y para ellos para disfrutar del parque. También nos interesaría, ¿verdad?, poder tener una fuente de agua potable para así poder suplir las necesidades de hidratación de nuestros niños. Estas son, ¿verdad?, nuestras peticiones hasta el momento y le damos muchas gracias por el trabajo que han estado haciendo y le agradecemos por adelantado el que han de seguir haciendo. Gracias, por la oportunidad. Buen día.

SRA. NADINE TORRES

Quisiera tener la oportunidad… No se escucha. Ahora. Quisiera tener la oportunidad, Janet, de explicarte algo de lo de la… aire acondicionado de la junta. Nosotros solicitamos un inventario a todos los

agentes administradores donde lo están incluyendo a las necesidades de las juntas y los centros comunales entres otros. Vamos a ir bregando con la situación de acuerdo a los fondos que estén disponibles porque tú sabes que estamos invirtiendo muchos fondos en los famosos "learning center" que tenemos que impactar a todos los proyectos antes de que salga el cuatrenio. Damos un poquito de tiempo a ver si te podemos ayudar en eso. ¿Okay?

SRA. JEANNETTE HERNÁNDEZ

Muy bien, muchas gracias.

SRA. NADINE TORRES

Gracias a ti, mi amor.

SRA. MICHELLE DÍAZ

Muchas gracias, Jeannette, por su ponencia. El próximo deponente es el señor Víctor Vega del residencial Jardines del Noroeste. Favor de pasar al frente.

SR. VÍCTOR VEGA

Muy buenos días, damas y caballeros. Bueno, muy buenos días le damos al secretario de la Vivienda y la Administración de Vivienda Pública, el señor Miguel Hernández Vivoni, y ya que no se encuentra tampoco con nosotros, al personal administrativo de la compañía American Manager y compañero del concejal y público en

general. Mi nombre es Víctor Vega y soy el presidente del consejo de residentes de Jardines del Noroeste del pueblo de Isabela. En el día de hoy quiero exponer algunas de las inquietudes y necesidades de la comunidad de Jardines del Noroeste durante el día de… durante estos últimos años, perdonen. Primeramente nuestro proyecto consta de noventa y siete (97) viviendas y una vivienda convertida. Además cuenta con una cancha de baloncesto la cual no tiene dimensiones requeridas, ni techo, ni asientos. Y nuestra comunidad consta de doscientos setenta (270) residentes bona fide, los cuales cien (100) son menores de cero (0) a dieciocho (18) años de edad. Actualmente está realizando actividades educativas y recreativas para los residentes en lugares desde donde acto… actualmente debido a que nuestra comunidad no hay centro comunal ni una cancha bajo techo con las facilidades necesarias. En muchas ocasiones nuestras actividades se han visto afectadas por falta de lugar apropiado. Por ejemplo, se ha tenido que utilizar unidades vacantes para realizar actividades, marquesinas hasta el área de buzones de la oficina de la administración. Estos efectos y el mensaje que quiero transmitir es la… actividades ya que estamos a merced de las interrupciones y otras situaciones ajenas a nuestra voluntad. En adición el consejo de

residentes no tiene un lugar fijo donde recibir la comunidad para atender sus quejas y forma segura y confidencial haciendo un centro comunal una necesidad privatoria. Además como mencioné anteriormente contamos con una cancha de baloncesto que no tiene las medidas necesarias para llevar a cabo juegos, torneos, baloncesto, volibol. Adicional nuestra cancha no tiene techo ni asientos para que las familias compartan en armonía de seguridad. En el mes de febrero del dos mil once (2011) se me citó en la alcaldía de Isabela. Allí se nos notificó a este servidor que los fondos necesarios para construir una cancha bajo techo los brinda la Administración de Vivienda Pública y el municipio. No obstante, se me notificó que era necesario contar con el endoso de la comunidad del residencial de Jardines del Noroeste. Les notifico que esta gestión ya se llevó a cabo en el mes de marzo, sin embargo, le solicito a la Administración de Vivienda que nos considere para otorganización de fondos necesarios para conjunto el municipio de Isabela nos construya la cancha de techo con espacios disponibles para habilitar un pequeño centro comunal para el disfrute de toda la comunidad del residencial de Jardines de Noroeste. Hasta aquí mi ponencia y espero como de costumbre cooperación

de la Administración de Vivienda Pública y en adición agradezco que me hayan escuchado. Muchas gracias.

SRA. MICHELLE DÍAZ

Muchas gracias al señor Vega por su ponencia.

ING. JOSÉ RIVERA

El agente administrador de su residencial, ¿usted le notificó lo de la cancha?

SR. VÍCTOR VEGA

Sí.

ING. JOSÉ RIVERA

Okay. En esta semana estoy enviando una persona que se comunique con usted para ver las medidas de la cancha a ver qué podemos hacer para tirar el techo y poder arreglar la cancha.

SR. VÍCTOR VEGA

Sería construcción completa… completa porque la cancha en verdad en sí no tiene medidas. Siempre y cuando los "sites" es la grama. O sea, que no tiene medida de nada.

ING. JOSÉ RIVERA

Voy a ver… voy a ir con un ingeniero estructural y vamos a verificar el área. Y lo voy a invitar a usted allí en la reunión que vamos a tener para tomar una decisión a ver qué podemos hacer.

SR. VÍCTOR VEGA

Okay, así espero.

ING. JOSÉ RIVERA

Gracias. Le voy a pedir a todos los presidentes de los residenciales antes de irse que anoten su teléfono para… en un papel que yo voy a tener para tener la información de ustedes para llamarlos personalmente.

SRA. MICHELLE DÍAZ

Antes de continuar quiero destacar la presencia del licenciado Llavona, ex presidente de la compañía In Capital, uno de nuestros administradores de nuestros proyectos de vivienda pública.

SRA. NADINE TORRES

Michelle, permíteme unas palabritas a don Víctor.

SRA. MICHELLE DÍAZ

Adelante.

SRA. NADINE TORRES

Víctor, esto aplica a todo lo que tenga que ver con las oficinas de las juntas de residente. Según le indiqué a tu compañera que se expresó anteriormente, nosotros hicimos… el agente administrador hizo un inventario de las necesidades de cada oficina de junta. El que tiene oficina de junta qué necesita y el que no tiene nosotros vamos a auscultar las alternativas de dónde poderle proveer aunque sea un espacio para que

puedan dar servicio en lo que nosotros podemos asignar los fondos necesarios para poderle hacer una oficina a ustedes. ¿Okay? Todas las peticiones que sean para de programas comunales afuera va a estar Ivette y el grupo de nosotros de programas comunales por escrito para verificar si las necesidades que ustedes están planteando coinciden con el agente administrador, que no sea que a él se le haya quedado algo y no estemos al tanto de las necesidades. ¿Okay? Cuídense y gracias.

SRA. MICHELLE DÍAZ

Continuamos con la próxima deponente, la señora Luz Crespo del residencial Rafael Hernández. Adelante.

SRA. LUZ M. CRESPO

Muy buenos días, mi nombre es Luz María Crespo, soy presidenta del consejo de residentes del residencial Rafael Hernández Kennedy. Y con relación a la presencia de nosotros aquí es para ver si sabemos el estatus de la modernización de nuestro residencial. Es lo primordial, siempre estamos con esto. También tenemos la preocupación de qué va a pasar con los techos de nuestra comunidad. Están muy deteriorados. Estamos corriendo riesgos en ellos. No hemos sabido nada. Sí sabemos a quién le adjudicaron la modernización como tal, pero nadie ha llegado a nuestro proyecto para informarnos nada. De hecho, tenemos un sinfín de preocupaciones aquí

con relación a lo de la modernización. Necesitamos más seguridad, aunque ya a Orlando yo le di la información necesaria para que pudiera trabajar con esto y al señor Ivol. Alumbrado general porque como nuestro proyecto como tiene dieciocho (18) edificios que están vandalizados que no tienen ventanas ni nada, las cablerías fueron hurtadas y todo eso, están vacíos hace dos (2) años que estamos pasando por esta situación. Es deprimente llegar a nuestro residencial Rafael Hernández y verlo como está. Necesitamos que la modernización se considere los troncales de teléfono. El centro comunal, ahora estamos usando la que era la biblioteca electrónica como oficina del consejo. Necesitamos canchas. Estamos usando la cancha del residencial Carmen y Candelaria porque en nuestro proyecto tenemos un líder recreativo que tiene que moverse a otro sitio porque nosotros no tenemos cancha en nuestro proyecto. Necesitamos la biblioteca electrónica, que no se va a hacer todavía porque va a tomar tiempo. Ya hablé con Nadine y le expliqué la situación. Necesitamos las oficinas del consejo. De hecho, estamos usando la biblioteca como les dije. Los animales realengos. Tenemos... ¿Cómo podría decirles? Como si estuviéramos en corrales de palomas porque todas las palomas que habían en el parque... en el estadio Isidoro García se han movido

a los residenciales públicos. No simplemente el residencial Rafael Hernández, Carmen y Candelaria tienen ese problema, Roosevelt, Columbus Landing y todos los proyectos de Mayagüez. Necesitamos también que se nos asignen fondos para los tambones de basura. Ya todos los tambones están completamente rotos y la basura se sale de ello. De hecho, no tenemos problema porque las personas que trabajan en esto de recogido de basura nosotros casi siempre los llamamos y ellos llegan y los tambones de nuestro residencial siempre están vacíos. El que se queda es porque hay algún carro parqueado, pero se le avisa a las personas y lo sacan. Yo quería que el secretario de Vivienda estuviera aquí presente porque sinceramente él conoce de nuestra situación. Él pasó a mi casa la otra vez, estuvo hablando conmigo. Y gracias le doy a Dios que tenemos un secretario que es muy allegado a los consejos y que conoce nuestras situaciones. Por favor, le pido tanto al secretario como a ustedes que nos tomen en consideración, aunque sé que ya la modernización está a la vuelta de la esquina, pero quiero saber el estatus de ella. Muchas gracias.

SRA. MICHELLE DÍAZ

Muchas gracias a usted, señora Crespo por su ponencia. Ingeniero.

ING. JOSÉ RIVERA

Sí, el Rafael Hernández está en la fase uno (1) donde tenemos ciento noventa (190) unidades que ya se subastaron y ya la subasta se adjudicó. Vamos a estar trabajando ahí. Voy a enviar a la ingeniera Ortega para que esté dando la vueltita por allí y usted le haga, ¿verdad?, la lista de las recomendaciones que usted nos está planteando, pero sí se… ese residencial ya hay ciento noventa (190) unidades que van a empezar a trabajarse. ¿Cuándo? Ya… bueno, ya se subastó, ya se adjudicó. Estamos hablando de dos (2) o tres (3) ya está… estamos trabajando. Pero esta semana le estoy enviando a la ingeniera para que vaya allá al residencial.

SRA. LUZ M. CRESPO

Con el permiso, caballero. Yo entiendo que podría tomar más tiempo, pero yo quisiera que nos digan de una vez para cuándo viene la modernización de nuestro proyecto. Mire, ¿quiere que le diga algo? A mí intentaron robarme en mi casa. En mi edificio no vivimos más que dos (2) familias. En el edificio nueve (9) vive más que una sola persona. Y por eso le digo, estamos teniendo problemas porque hay mucho vandalismo y nosotros estamos corriendo riesgo allí. Yo hablé con el secretario de Vivienda y él me dijo que ya pronto. Pero…

ING. JOSÉ RIVERA

Sí, estamos… estamos hablando no más de tres (3) meses vamos a estar ya el contratista trabajando en la modernización, en la construcción de esa primera fase que son ciento noventa (190) unidades como le indiqué. Posteriormente se va a subastar la próxima fase para también trabajarla. Se va a remodelar todo… todo el residencial. Esta misma semana le estoy enviando una persona por allá para que se reúna con usted y pueda ver las facilidades, ¿verdad?, y hacerme un informe sobre eso.

SRA. LUZ M. CRESPO

Okay, pues muchas gracias, caballero.

ING. JOSÉ RIVERA

Gracias.

SRA. NADINE TORRES

Discúlpame, Luchi, como… Hello, Luchi. Como tocaste lo de los "learning center" me haces hablar. Así que te voy a explicar lo que ya tú sabes. Que los "learning center" en los proyectos que están en demolición o en modernización se están deteniendo porque la inversión no se justifica en estos momentos, pero sabes que en algún momento vas a tener modernización y "learning center". Te felicito y saludos.

SRA. LUZ M. CRESPO

Gracias, mi amor, te quiero mucho.

SRA. MICHELLE DÍAZ

Continuamos con el próximo deponente, es el señor Leonel Vega Hernández del residencial Luis Muñoz Rivera. Adelante.

SR. LEONEL VEGA HERNÁNDEZ

Muy buenos días a todos. Mi nombre es Leonel Vega Hernández del residencial Luis Muñoz Rivera de Guánica. Los residentes del residencial Luis Muñoz Rivera y este servidor tenemos una duda de acuerdo a lo que "Tax credit" porque nuestro proyecto se compone de doscientas (200) viviendas. Del apartamento al uno (1) al uno… al ciento veintiocho (128) es "Tax credit". Y del uno veintinueve (129) al doscientos (200) es AVP. Pues la pregunta mía es, pues que nosotros los residentes tenemos mucha duda de acuerdo a lo de "Tax Credit" porque nosotros hace poquito tuvimos una reunión con la administradora y ella nos… lo que nos dijo fue que una persona que recibe PAN -que son los cupones- no puede residir en esos apartamentos que son "Tax Credit" a menos que no tenga otros ingresos. Y pues nosotros necesitamos saber a ver cómo funciona "Tax Credit" porque hay residentes que han venido donde nosotros los consejos a preguntarnos y pues, nosotros tenemos que…

que preguntarle a la administradora, ¿verdad?, para dejarle llegar la información porque como tal no tenemos mucho conocimiento acerca de lo que es "Tax Credit". Y otra preocupación es que en nuestro proyecto pues estamos careciendo de unas necesidades como el alumbrado. Hay un área en específico del residencial que tiene postes de energía eléctrica que no están ahora mismo en servicio porque aparentemente la modernización pasada lo había mandado a desconectar el servicio por unos trabajos que iban a hacer. Y actualmente yo le notifiqué a la administradora acerca de la problemática que hay del alumbrado y según ella, pues llamó a Energía Eléctrica e hizo las gestiones, pero ellos le dijeron que el problema era del contratista. Y pues aparentemente los contratistas que están trabajando ahora mismo ellos tienen que llamar a Energía Eléctrica para volver a autorizar para que vuelvan a... otra vez a poner el servicio de energía eléctrica. Hasta ahora nuestro proyecto está como la boca del lobo porque está bien oscuro. Tú sabes, que para uno entrar y salir uno tiene que abrir bien... bien los ojos para ver quién viene y quién sale porque está muy oscuro. Y pues, y otro problema más que tenemos es que el consejo de residentes de nuestro proyecto no tenemos oficina oficial para nosotros poder atender a los residentes. Ahora mismo

nosotros tenemos que utilizar las facilidades de la oficina de administración para recibir a nuestros residentes y pues, y lo compartimos como entre diez (10) personas y se nos hace un poquito difícil. Muchas gracias.

SRA. NADINE TORRES

Michelle, quisiera que me dieras la oportunidad.

SRA. MICHELLE DÍAZ

Sí, adelante.

SRA. NADINE TORRES

Vuelvo a repetir lo de las oficinas de las juntas de residentes. Estamos encaminados a que ustedes tengan las facilidades necesarias, pero conforme a unas limitaciones de espacio que hay en los proyectos vamos a coordinar con el agente administrador la disponibilidad del espacio para que ustedes tengan el espacio unos días y unos días lo puedan tener ellos para cuestión de la privacidad. Hay una parte que es "Tax Credit", pero nos impacta a nosotros. Han habido muchas preguntas de "Tax Credit" en esto de las vistas. El área de programas comunales y el área de selección-ocupación está coordinando unos adiestramientos con las juntas de residentes que tienen proyectos "Tax credit" para ofrecerles a ustedes un pequeño adiestramiento de lo que ustedes necesitan saber de "Tax credit". ¿Okay? Aida,

que es la nueva administradora de la oficina de selección-ocupación y nuestra área vamos a estar haciendo ese itinerario para poder ofrecerle a ustedes las herramientas necesarias para que orienten a toda la comunidad. ¿Okay?

SR. LEONEL VEGA HERNÁNDEZ

Okay, muchas gracias.

SRA. NADINE TORRES

Gracias a ti.

SRA. AIDA VÁZQUEZ

Hola, mi nombre es Aida Vázquez. Los proyectos de "Tax Credit" están bajo selección y ocupación. Obviamente, se trabajan de diferente manera y nosotros vamos a estar coordinando unos adiestramientos para que toda la junta sepa cómo se trabajan estos proyectos. Te recomiendo antes de irte que te reúnas con nuestro gerente, el señor Rafael Morales, para que tome los datos para entonces nosotros podemos empezar a coordinar esos adiestramientos, que son tan necesarios para que ustedes entiendan cuál es los procedimientos a utilizarse.

SR. LEONEL VEGA HERNÁNDEZ

Okay, gracias.

ING. JOSÉ RIVERA

Sí, y yo voy a abundarle algo. De casualidad yo mañana iba a estar allá en Guánica, iba a caer de sorpresa por allá. Pero nada es de sorpresa, pero voy a decirlo, ¿verdad?, para que se sienta más cómodo. Igualmente, Luchi, yo mañana iba a estar por allá por Mayagüez, pero ya lo voy a decir, quiero que quede en secreto aquí. Porque es fácil cuando yo llego tienen todo chévere, pero cuando uno llega de sorpresa es que uno se entera de las cosas, ¿me entiende? Y yo soy de las personas que me gusta estar de sorpresa. Igual que a Víctor Vega, mañana también iba a estar por ahí, igual que a Madeline, toda esa área yo mañana la voy a estar corriendo. Voy a empezar en Guánica. Así que eso queda aquí entre nosotros, ¿verdad?, me van a estar viendo la cara mañana por allá.

SR. LEONEL VEGA HERNÁNDEZ

Gracias.

SRA. MICHELLE DÍAZ

Continuamos con la próxima deponente, la señora Blanca Sotomayor del residencial Antonio Márquez Arbona. Adelante.

SRA. BLANCA SOTOMAYOR

Buenos días, mi nombre es la señora Blanca Sotomayor, represento al residencial Antonio Márquez

Arbona de Arecibo y el agente administrador es la Compañía Cost Control. Para empezar quiero darles un saludo de parte de todas las familias del residencial Márquez Arbona muy caluroso a los representantes de Vivienda Pública. En este día quiero agradecerle que de tantos años que he venido a las vistas públicas, pues ya por fin se nos ha dado la modernización en nuestro residencial y gracias a los fondos ARRA y a la Administración de Vivienda Pública. Tenemos otros asuntos pendientes. Y voy a empezar, número uno (1), las viviendas de los edificios que están ya modernizados están presentando problemas de infraestructura debido a trabajos mal hechos, mala inspección, material económico, pero no efectivo. Esto ocasiona actualmente las filtraciones, balcones y paredes agrietadas. Actualmente todo el edificio de administración, centro comunal, biblioteca presenta graves problemas de filtración. Otra petición que deseo disponer en situación de la cancha del residencial. Ya la misma está techada. Estamos solicitando a la administración de vivienda pública que coloque una verja desde arriba hacia abajo para evitar la entrada de palomas en el área, ya que terminan apoderándose de las facilidades y así podríamos cuidarla…

SRA. MICHELLE DÍAZ

Permiso, vamos a escuchar la compañera, gracias.

SRA. BLANCA SOTOMAYOR

…y disfrutar mejor de ella. Por otro lado, actualmente tenemos otras deficiencias nuestras oficinas, como por ejemplo, el centro comunal, biblioteca y la oficina de trabajadora social, junta de residentes contamos con unas consolas de aire acondicionado, pero éstas no funcionan. En otro tema, contamos con una biblioteca que está equipada actualmente, pero no tenemos Internet para poderle ofrecer a los niños de nuestro residencial poderle hacer sus asignaciones. Aparte de esto hay un problema que se nos ha presentado. En nuestro residencial hay unas escuelas del programa Head Start, ha habido un problema porque hay dos (2) salones. Hay un salón donde los padres pagan por el servicio y otro que es para prestarle el servicio a los residentes. Hubo un problema en uno de esos salones y entonces quieren intercambiar los estudiantes para el otro salón. Nosotros estamos pidiendo que esos estudiantes se mantengan con las maestras actuales porque ellas le están dando una buena calidad y servicio. Hicimos una carta para… bueno, ya se le entregó al alcalde y al señor Luis Valencia, que es el que tiene que ver con los programas de Head Start y

ahora pues le estamos presentando esta situación a ustedes a ver en qué forma ustedes nos pueden ayudar. Quiero nuevamente darle las gracias por la modernización y esperamos que esto termine bien, que no nos pase como la vez pasada que empezaron y no terminaron. Pero gracias a Dios, yo creo que esto va viento en popa, ya está a ley de nada. Muchas gracias.

SRA. NADINE TORRES

Doña Blanca, en relación a los Head Start nuestra oficina tiene a cargo el manejo de este tipo de facilidad. Antes de usted retirarse se reúne con el grupo de mi oficina, Ivette Dones está por ahí, cosa de que nos dé la información exacta para coordinar una cita con usted. Vamos a ir al proyecto y vamos a investigar. ¿Okay? Cuídate y mil gracias por la información.

SRA. MICHELLE DÍAZ

Continuamos con el próximo y último deponente, es la señora María… Mayra Rodríguez Bernard del residencial Extensión Savalos Gardens, adelante.

SRA. MAYRA RODRÍGUEZ BERNARD

Muy buen día. Mi nombre es Mayra Rodríguez. Soy la presidenta del consejo de residentes del residencial Extensión Savalos Gardens y mi agente administración es In Capital Housing. Me dirijo al área de ocupación y selección para pedirles de favor de parte de los

residentes que cuando se notifiquen cambios en los interíns y los re-exámenes que por favor, se atiendan en el momento en que se tienen que atender porque los interíns los están dejando meses y meses y el residente se está viendo afectado si ocurren cambios en la renta. Lo próximo es que en mi residencial ya terminaron la modernización. Y nosotros llevamos años porque en unas vistas públicas que estuve el año pasado yo solicité lo de las líneas telefónicas. Porque nuestro residencial cuando hicieron la modernización no pusieron lo de los teléfonos. Y nosotros estamos actualmente sin línea telefónica. El agente administrador se ha reunido con Vivienda Pública y tienen conocimiento, pero yo desearía ya que resuelvan la situación, ya que nuestras oficinas no cuentan con fax al no tener las líneas telefónicas. Lo que tienen es un teléfono de la compañía Centennial. Y aunque nuestro proyecto que sigue al lado sea de Vivienda Pública a veces cuando solicitamos el servicio de fax para enviar algún documento, ya sea de la oficina o sea de nosotros como consejo, pues muchas veces nos dicen que el fax está dañado y muchas cosas cuando verdaderamente no es cierto. Y aprovecho aquí la oportunidad públicamente para darle las gracias a la señora Nadine Torres del área de consejos de residentes porque nosotros tenemos una situación ahí igual de

delicada con el área de administración y a la junta de nosotros de residentes ellos se reunieron con nosotros y gracias a ella se nos resolvió la situación. Estamos muy agradecidos, que pasen buen día.

SRA. NADINE TORRES

Mayra, no es gracias…

SRA. MICHELLE DÍAZ

Antes de continuar quiero…

SRA. NADINE TORRES

…al área de ocupación… al área de programas comunales, es gracias al…

SRA. MICHELLE DÍAZ

Nadine, perdóname.

SRA. NADINE TORRES

…secretario del Departamento de la Vivienda que es quien nos pone los pasos a seguir para nosotros poderlos ayudar a ustedes a resolver los problemas. Y cuando te diga algo que te iba a decir el secretario -que como él no está aquí no te lo voy a decir- pero es bien importante. Es en relación a los "learning centers". Ah, pero acaba de llegar la sub, a lo mejor ella te va a decir algo ahorita de los "learning centers".

SRA. MAYRA RODRÍGUEZ BERNARD

Gracias.

SRA. NADINE TORRES

Te queremos mucho y cuídate.

SRA. MAYRA RODRÍGUEZ BERNARD

Igual a ustedes.

SRA. MICHELLE DÍAZ

Quiero destacar la presencia de la licenciada Janice Miranda Claudio, subadministradora de la Administración de Vivienda Pública. Voy a hacer un pequeño anuncio. Hay una vista pública en el primer piso de Jardines del Atlántico. Si hay alguna persona aquí para que sepan.

LCDA. JANICE MIRANDA CLAUDIO

Buenos días a todos. Yo soy la licenciada Janice Miranda, subadministradora de Vivienda Pública. Tuvimos pues unos pequeños contratiempos en el área de San Juan. Sabíamos que tal vez no íbamos a llegar a tiempo, pero como quiera quisimos llegar para darles un saludo a ustedes y agradecerles que hayan sacado de su tiempo para estar con nosotros y trabajar en este plan de la agencia. Algunos de ustedes ya nos habíamos reunido... ya nos habíamos reunido yo creo que por el área, así que mis saludos y un abrazo. Yo creo que continuamos entonces con lo que resta de la vista para poder dar continuidad.

SRA. MICHELLE DÍAZ

Ya estábamos en la última deponente, la señora Mayra Rodríguez. ¿Si algún miembro del panel tiene alguna respuesta para su ponencia? Aparte de la señora Torres.

SRA. NADINE TORRES

Ya yo hice mi comentario. Lo que quisiera saber, Mayra, es el nombre del residencial que está adyacente al tuyo.

SRA. MAYRA RODRÍGUEZ BERNARD

Savalos Gardens.

SRA. NADINE TORRES

No… no… no, ese es el tuyo.

SRA. MAYRA RODRÍGUEZ BERNARD

Yo soy Extensión Savalos Gardens.

SRA. NADINE TORRES

Tú eres Extensión, ah, okay, Savalos. Okay, vamos a tomar cartas en el asunto para que la coordinación se haga más eficiente. Cuídate, mi vida.

SRA. MAYRA RODRÍGUEZ BERNARD

Igual.

SRA. AIDA VÁZQUEZ

Mi nombre es Aida Vázquez, soy la de selección-ocupación. Con relación a las rentas interinas le compete única y exclusivamente al agente administrador

la efectividad de esos cambios en renta. Obviamente, eso se hace cuando el residente lo informa y la efectividad se le da… se le da a la fecha en que tu… en que… en que ocurre el cambio. No obstante, nosotros tenemos aquí al señor Rafael Morales que es el gerente del área de Aguadilla. Vamos a estarle indicando que pase por las oficinas de ustedes para verificar esos casos de rentas interinas.

SRA. MAYRA RODRÍGUEZ BERNARD

Sí, se lo voy a agradecer porque se supone -como dice el reglamento- que en el área de ocupación que se… rápido se notifique el cambio y al mes siguiente nos informen por si ocurre algún cambio en el… como le dije, en la renta. Pero en el caso de nosotros -y me incluyo yo que estoy pasando por esto- yo tengo el interín desde julio del año pasado y ahora fue que me notificaron a mí la acción del cambio. Y entonces el retroactivo lo tengo que pagar yo, pagando una renta, cuando desde ese tiempo uno no tuviera ni el retroactivo porque sigo pagando la renta normalmente como siempre la he pagado.

SRA. AIDA VÁZQUEZ

El señor Rafael Morales va a estar visitando tu proyecto para verificar esa situación.

SRA. MAYRA RODRÍGUEZ BERNARD

Se lo agradeceremos. Gracias.

SRA. AIDA VÁZQUEZ

Buen día.

ING. JOSÉ RIVERA

Les pido nuevamente a los presidentes que no se vayan sin anotarme su teléfono, por favor, que voy a tener aquí la lista de ustedes. Por favor, no se vayan sin decirme su teléfono.

SRA. MICHELLE DÍAZ

Habiendo finalizado con el turno de los deponentes en el día de hoy, el equipo de trabajo de la Administración de Vivienda Pública agradece la presencia de todos ustedes y damos por finalizada esta pública a las diez y treinta y cinco (10:35) de la mañana. Que tengan todos un buen día.

(LA VISTA SE DIO POR FINALIZADA A LAS 10:35 A.M.)

CERTIFICACIÓN DEL TAQUÍGRAFO

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE LA VIVIENDA
ADMINISTRACIÓN DE VIVIENDA PÚBLICA

VISTA PÚBLICA
BORRADOR PLAN DE LA AGENCIA 2011-2012

FECHA : LUNES 28 DE MARZO DE 2011
HORA : 9:00 A.M.
LUGAR : CASA ALCALDÍA AGUADILLA
(ANFITEATRO MANUEL MÉNDEZ BALLESTER)

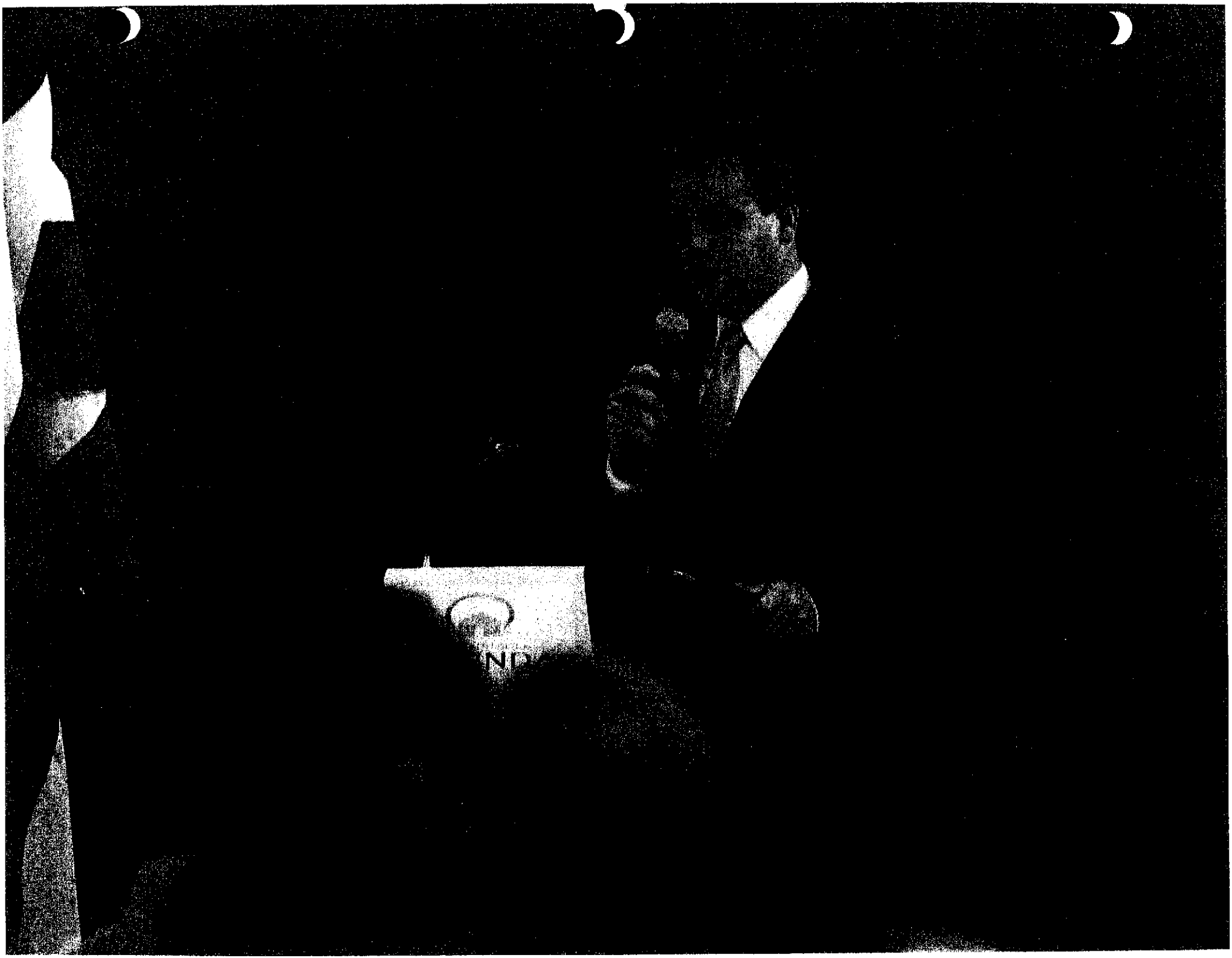
Por la presente CERTIFICO que la transcripción de la Vista en su Fondo que antecede habida en el caso del epígrafe en el lugar, fecha y hora antes indicado; de los procedimientos habidos y los testimonios prestados, es fiel y correcta.

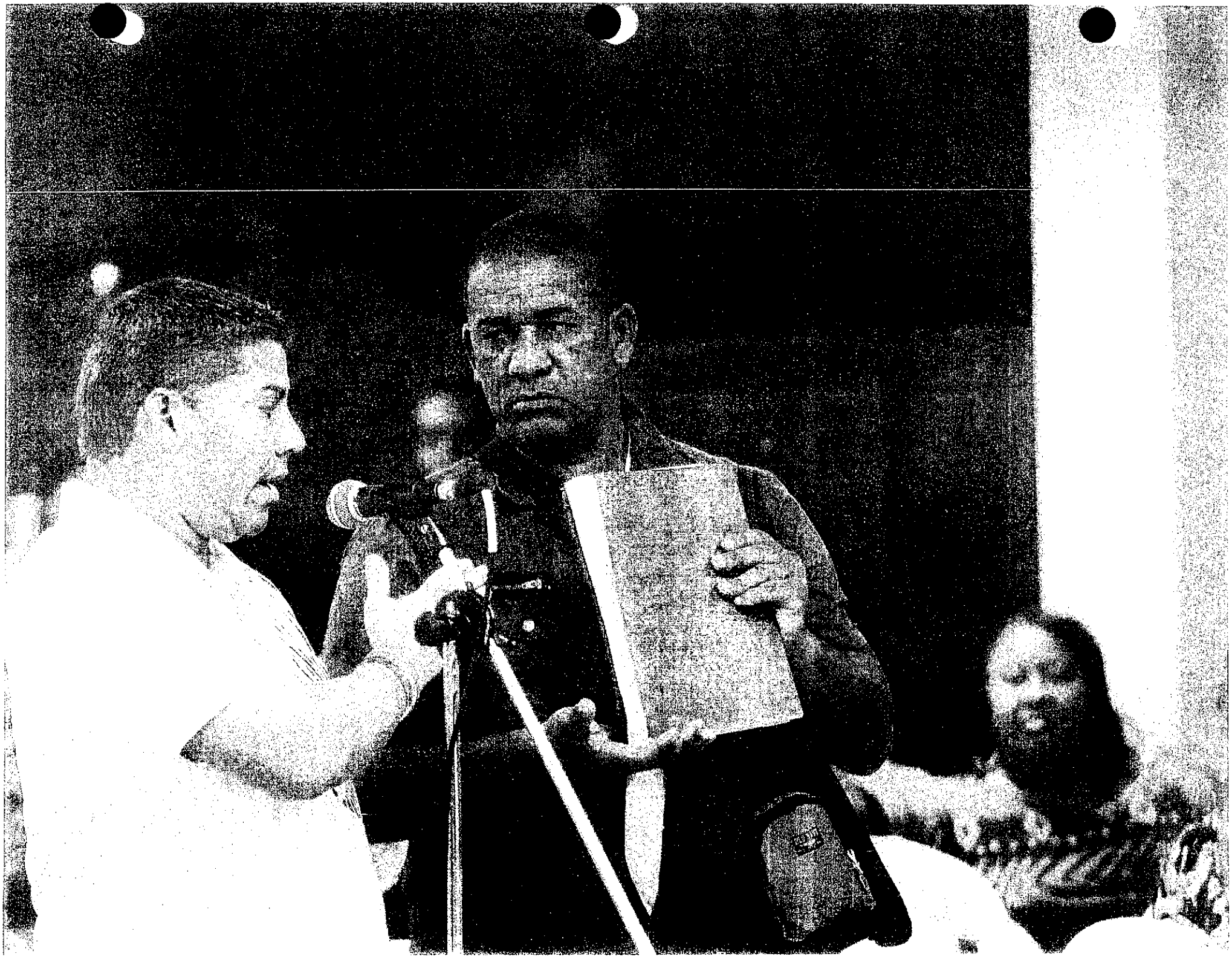
Asimismo CERTIFICO que no estoy involucrado ni interesado en forma alguna en el resultado de este caso.

Germán Ayala García
TAQUÍGRAFO DE RÉCORD

Public Hearing

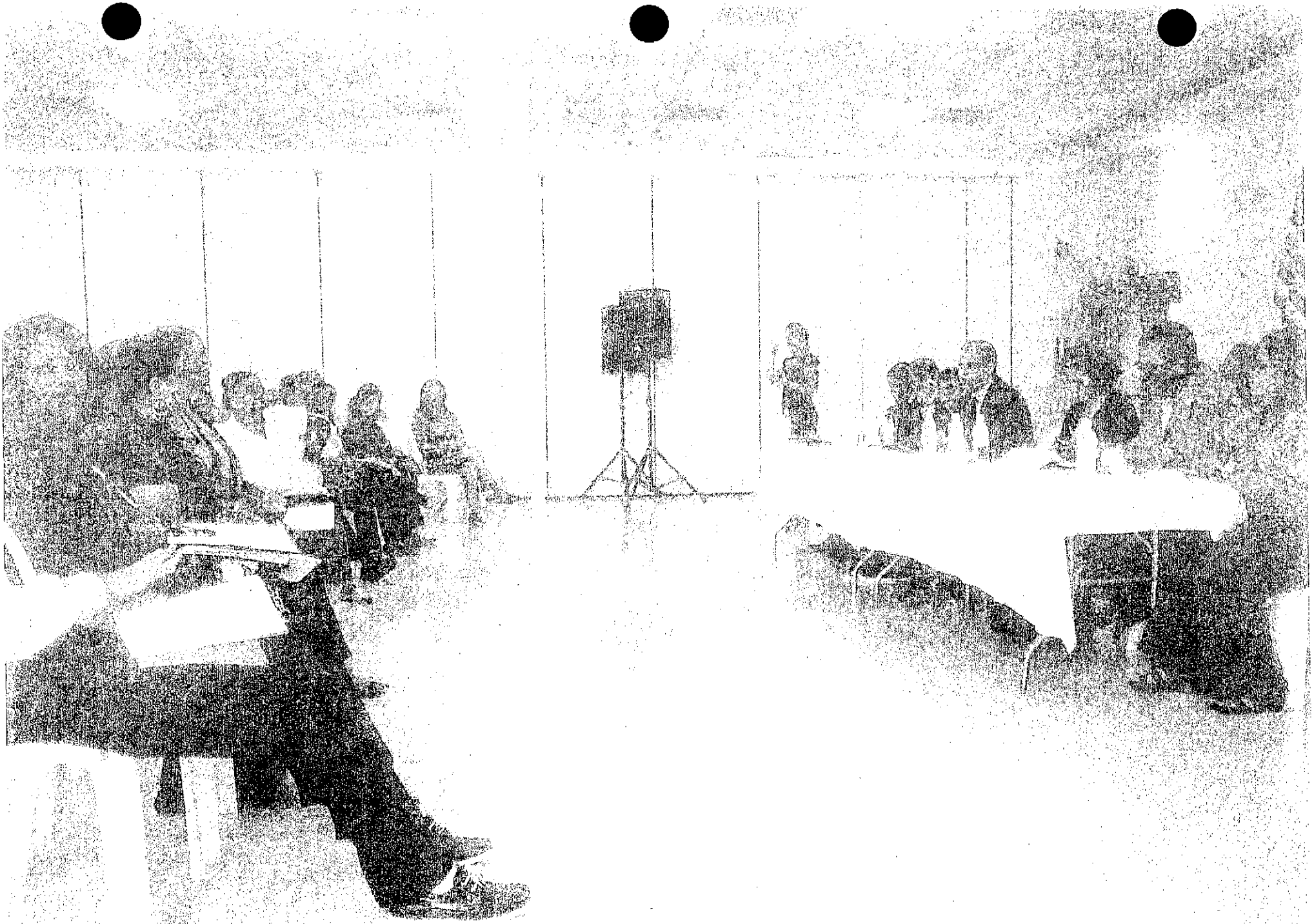
Bayamón

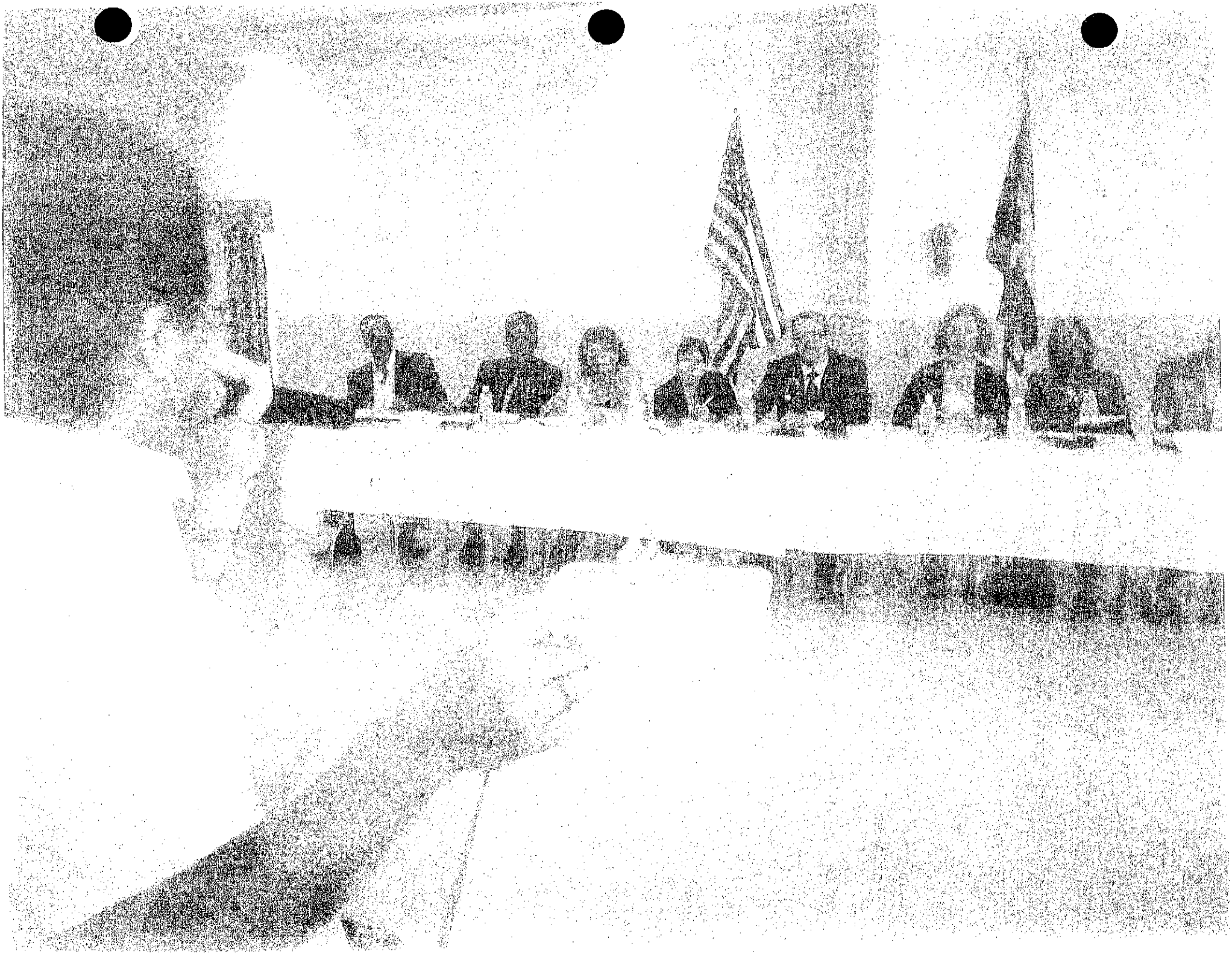


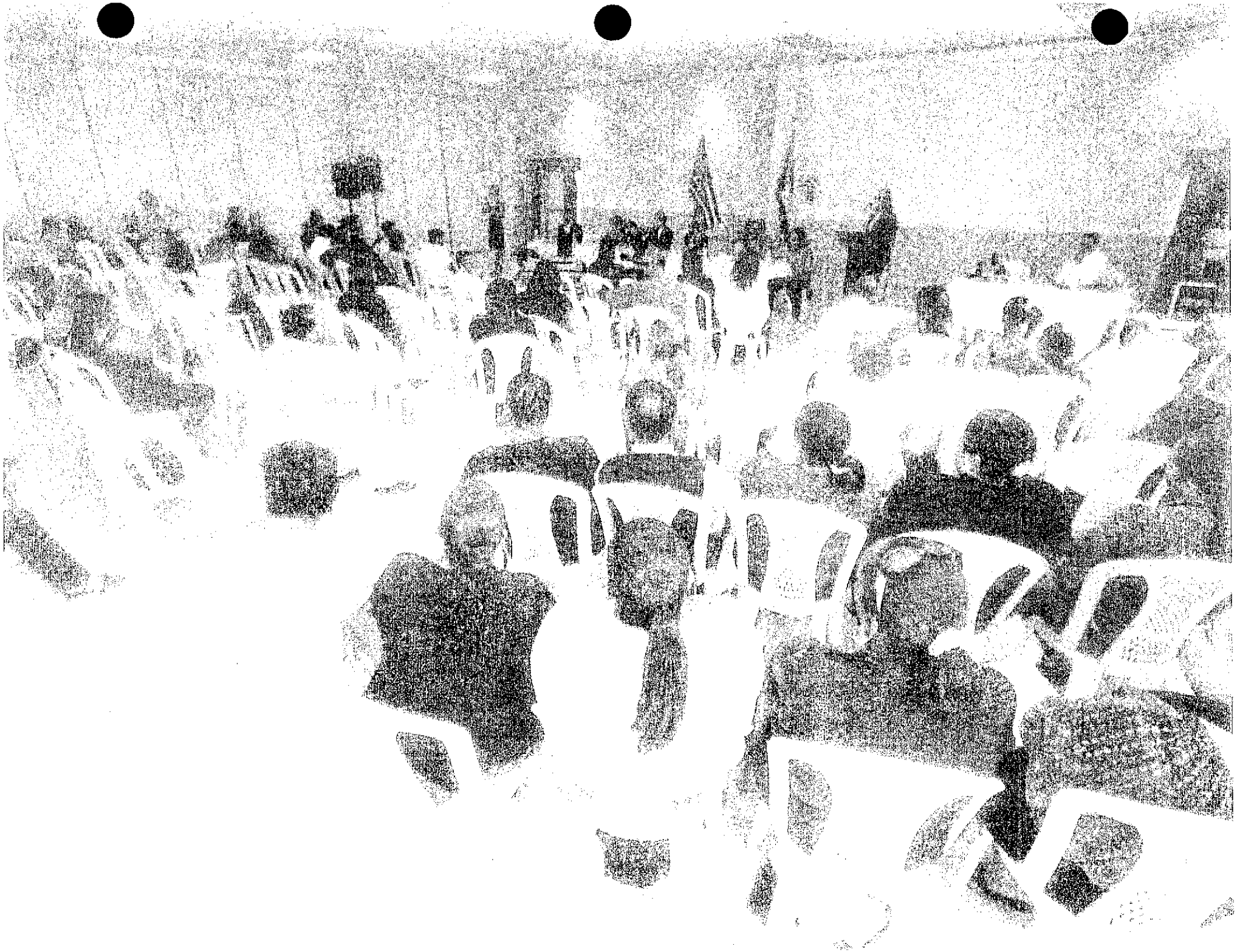


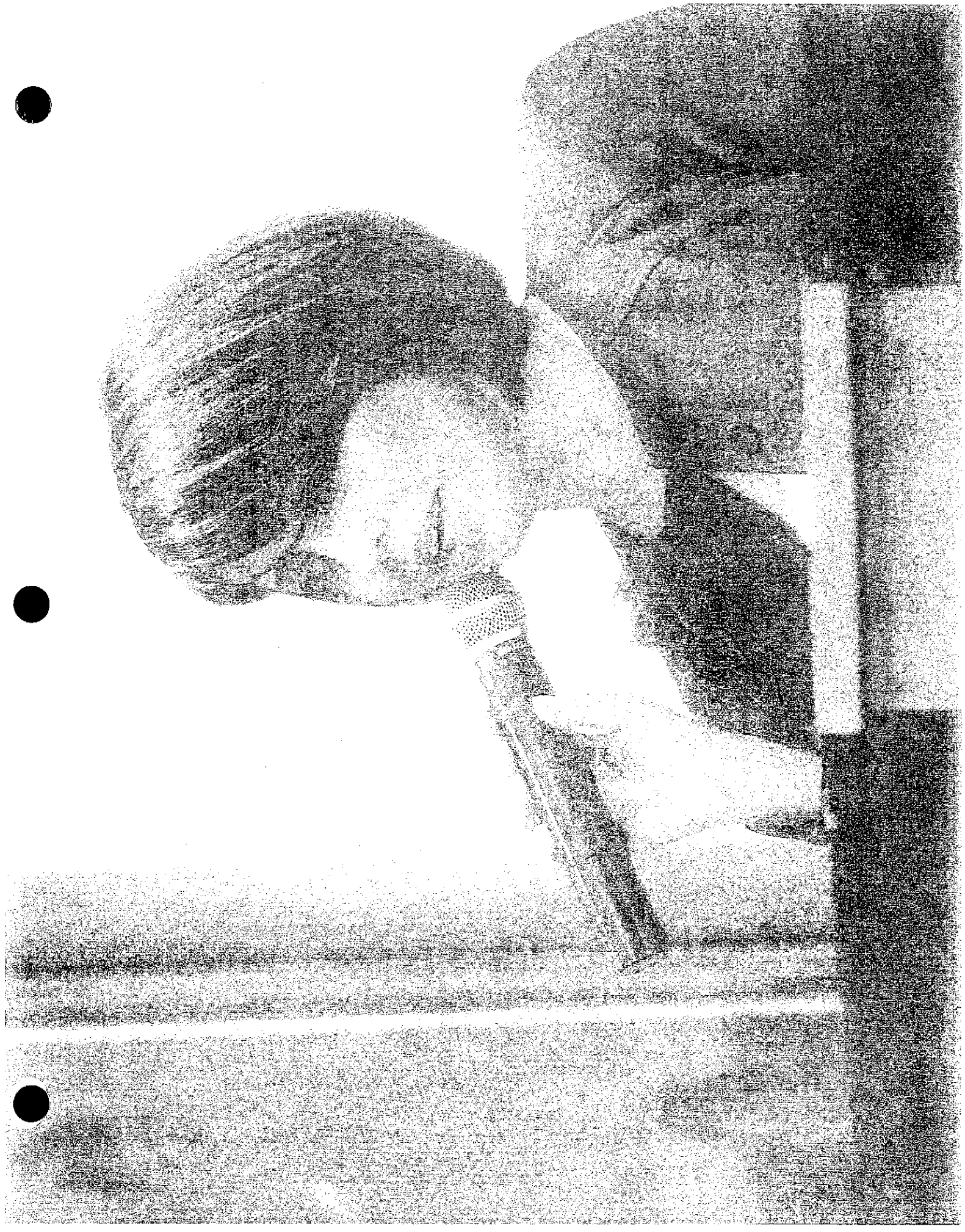
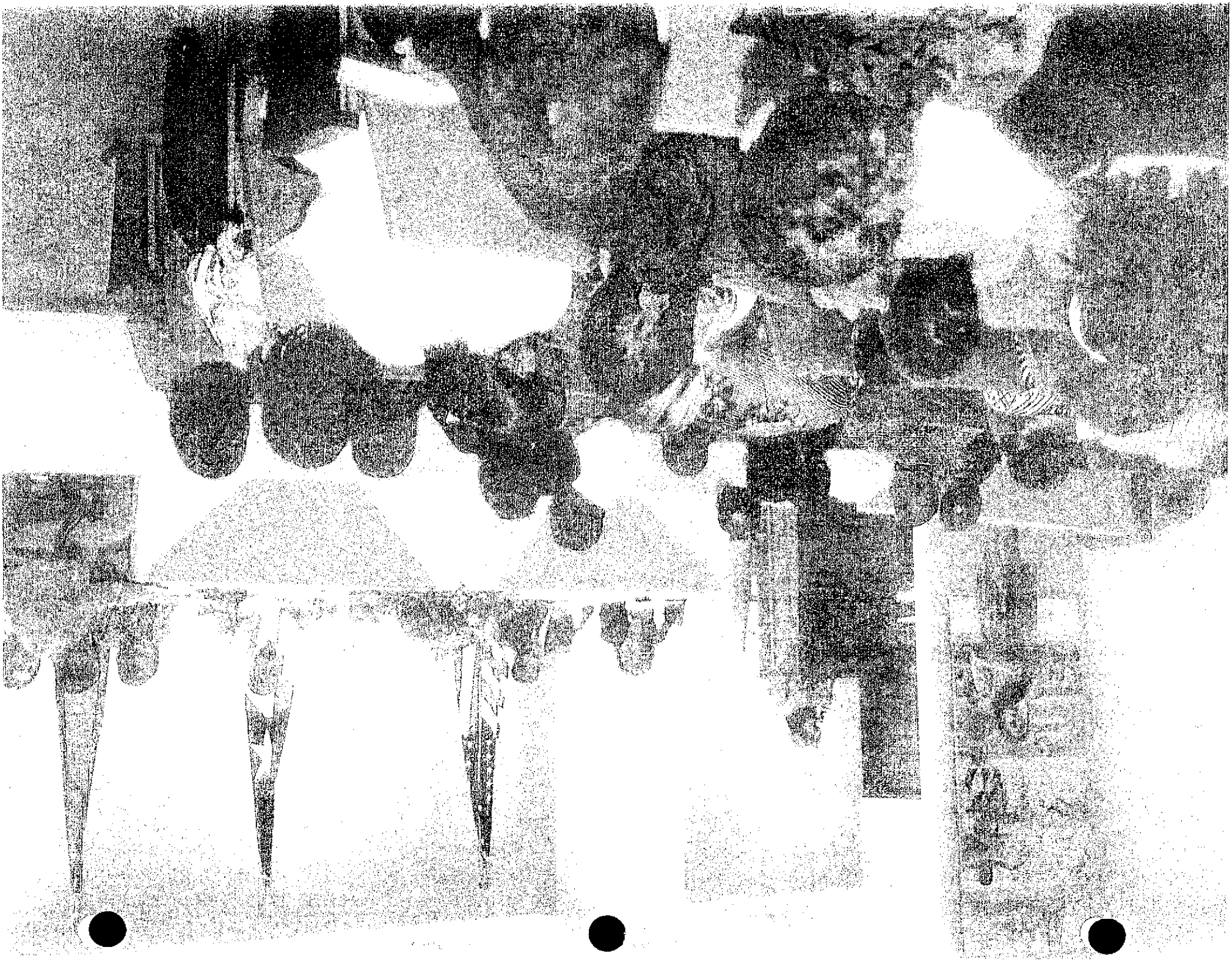
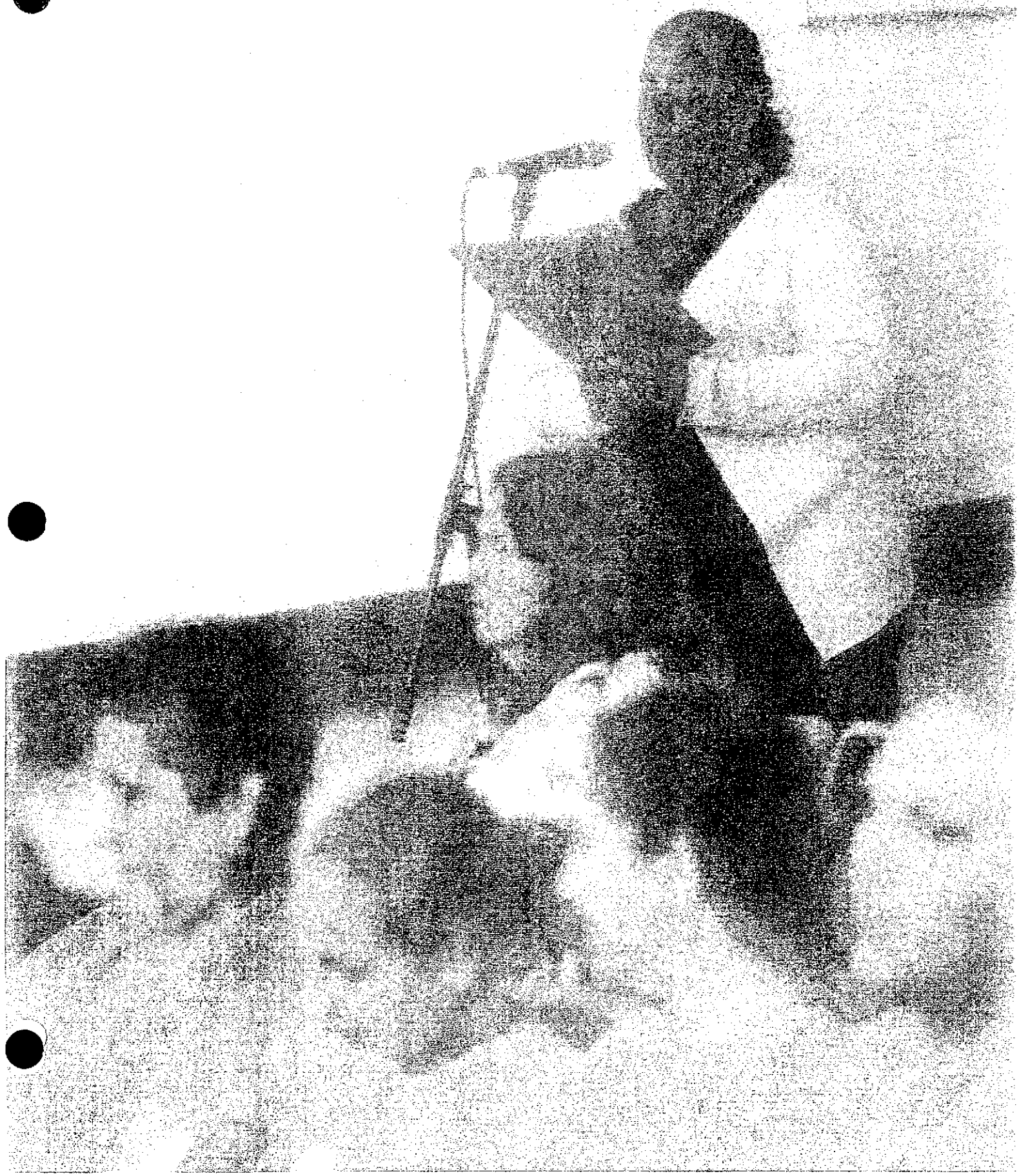
Public Hearing

Ponce







Public Hearing

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