

<b>1.0</b>	<b>PHA Information</b>																														
PHA Name: <u>PR Public Housing Administration</u> PHA Code: <u>RQ – 005</u>																															
PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)																															
PHA Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2012</u>																															
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)																														
Number of PH units: <u>55,314</u> Number of HCV units: <u>0</u>																															
<b>3.0</b>	<b>Submission Type</b>																														
<input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																															
<b>4.0</b>	<b>PHA Consortia</b>																														
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																															
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:30%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:10%;">PH</th> <th style="width:10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						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:					
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				PH	HCV																										
PHA 1:																															
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																														
<b>5.1</b>	<p><b>Mission.</b> 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:</p> <p>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.</p>																														

**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.

## Selection and Occupancy of Resident Area

### Goals and Objective

1. Expand assisted housing opportunities implementing a mechanized and centralized waiting list by 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.
- 5.2 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.
  - ii. Implementation of the policy for the collection of debts resulting from the work of reporting cases of EIV.
4. Implement the policies contained in the "Admission and Continued Occupancy Policy (ACOP).
5. A study of comparable private market, to review and update of credits for utilities as power measurement standards in place, review of the minimum, in accordance with applicable regulations, and maximum rent determination.

### Property Management Bureau Maintenance Operations Division

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

### Goals

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

## Internal Audit

### **Goals and Objectives**

#### **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.

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

#### **Goals:**

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

5.2

## 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.
- 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 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.
- Provide homeownership to the public housing residents.
- Promote Community Service Requirement and / or Economic Self-Sufficiency as an instrument of integration and community involvement.

5.2

### **Information Technology Area**

1. Acquisition and implementation of Central Office Server Virtualizations and Storage Unification.
2. Update the backup systems on Central Office.
3. Implementation of Disaster Recovery and Alternate Site Operations Center.
4. Will connect all regional offices to WAN on Central Office.
5. Management Agent interconnections with Regional Offices to connect to PRPHA WAN.
6. Enable a room to provide trainings to the MIS employees.
7. Provide trainings and Certifications of MIS employees.
8. Creation of the Portal Internet and Intranet of PRPHA.
9. Provide support to the users in all applications LAN / WAN.
10. Installation of Windows 7 in all PRPHA computers.
11. Acquisition of Communication equipment and new IP segmentation schema.
12. Provide support to Admissions and Occupancy Area.
13. Provide support to Finance Area.
14. Implementation of Help desk software.
15. Provide support to Community Programs and Residents in re-inauguration or inauguration the thirteen (13) learning centers.

5.2

### **Development and Construction Area**

1. Begin the design of the following projects:
  - Cuesta Vieja – RQ005001008 – Aguadilla
  - Loma Alta – RQ005005016 – Carolina
  - El Flamboyán – RQ005005007 – San Juan
  - Puerta de Tierra III – RQ005001003 – San Juan
  - Las Amapolas – (demolition)
2. Begin the construction of the following projects:
  - José Gautier Benítez (Phase I) – RQ005004004 – Caguas
  - Agustin Stahl (Phase 2) – RQ005001005 – Aguadilla
  - Bella Vista – RQ0052005- Arecibo
  - Alturas de Cupey (Phase II) – RQ005010032 – San Juan
  - Las Gladiolas I – RQ005010025 – San Juan
  - Franklin D. Roosevelt – RQ004003 – Mayagüez
  - Puerta de Tierra (Block A- Phase II) – RQ005010003 – San Juan
  - El Coquí – RQ005003023 – Cataño
  - El Taíno – RQ005006032 – Santa Isabel
  - Villa Monserrate (demolition) – RQ005004002 – Aguas Buenas
  - Las Américas – RQ005009008 – Lajas

**Security Office**

1. Increase the number of security consultants to increase the capacity for immediate response and equitable distribution of administrative and operational work.
2. Preparing a work plan in coordination with staff assigned to the monitoring center security cameras in order to carry out a study of current conditions of the cameras and possible solutions to restore the functioning of as much possible cameras.
3. Increase the quantity and quality of professional contacts at local, state and federal levels in order to expedite and coordinate interventions with the agencies of law and order.
4. Attending the signing an agreement between the Public Housing Administration and the PR Police Department to implement a pilot plan to several public housing projects.

5.2

## 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);
- Contributed to the 100% of ARRA funds require and comply with the full use of these funds for March 2012.
- Conducted 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 account (bundle) of another agency that was invoiced to the PRPHA;
- We ended the program's inception to identify the consumption of utilities in the common areas of the PRPHA Projects.
- Have been made extraordinary efforts to detect services that are not being used (Energy and Water) avoiding unnecessary payment of utilities.
- Transfer state projects energy accounts to the master account.

5.2

### 3. Operation and Management

- All Inspections of REAC were made.
- The agency resolved 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.
- Prepared the Energy Reduction Plan of the agency and sent to HUD and 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.

### 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 public housing projects may have learning centers including equipment and resources.
- Conversations:  
Started the conversations between the Residents Councils and Secretary of the Department of Housing. During these, the Residents Councils exposed to the Secretary their concerns, needs and recommendations, which are evaluated to improve the operation of the Agency.
- Performed 403 shows in Services hit about 8,364 residents.
- Impact to 8,364 residents of the Economic Self-Sufficiency Program.
- Recommendations were received from residents regarding the Letter of Rights for Residents of Public Housing and drafted the final document.
- The participation of 75,965 residents in Prevention and Use of Drugs Programs.

### 5. Security

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

5.2

## 6. Development and Construction

- Begin the construction of the following projects;
  - Rafael Hernández (Phase I)
  - Los Álamos (demolition)
- The design of the following projects was completed;
  - José Gautier Benítez
  - Las Américas
  - El Taíno
  - Villa Monserrate (demolition)
- Comprehensive Modernization and Demolition was completed in the following projects:
  - San Agustín
  - Jesús T. Piñero
  - Luis Muñoz Rivera
  - Bella Vista
  - Los Lirios
  - Jardines de Montellanos
  - Ramírez de Arellanos
  - Los Mirtos
  - Lagos de Blasina
  - Lirios del Sur
  - La Alhambra
  - El Coral
  - Jardines de Oriente
  - Manuel F. Rossy
  - Maximino Miranda
  - Jardines de Guánica
  - Los Rosales
  - Las Gladiolas I y II (demolition)

5.2

## 6.0 PHA Plan Update

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

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

Objectives:

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

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

- 6.0 1. The 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.

**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 # 10.

### **III. Rent Determination:**

Refer to ACOP Appendix 11, Chapter VI.

#### **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 water heaters.

##### **A. Property Management Bureau**

- Inspections for fiscal year 2012 are planned by HUD to begin in April 2012.
- The Agency complied with the Physical Inspection Indicator # 1 for fiscal years 2008, 2009 and 2010.
- The Maintenance Division developed a Plan to set Annual Maintenance Guidelines and Preventive Maintenance Plan.
- Certify the HUD form 50072 for FY 2011 of "Operation Management" Indicator # 3, obtaining the qualification of High Performance in this indicator.
- As of September 1, 2011, were signed the new managing agents contracts.
- We have established a schedule of monthly meetings with the managing agents which will guide you on everything related to the operational areas.

6.0

##### **B. Energy Reduction Plan**

- The Agency conducted an Energy Audit of common areas of residential electrical systems identify the same and submitted recommendations. The audit was submitted to the Department of Community Development and Housing, (HUD) and the Energy Affairs Administration.
- Prepared and presented the Energy Plan to the following agencies: Energy Affairs Administration, State Department and HUD.
- Energy Plans were made to 330 residential with Management Agents and Municipalities.
- Physical Needs (NAP) Studies were prepared for residential use in the budget request for the replacement of lighting, "Lighting Retrofit" as a basis for the justification of the optimization of systems depending on the particularity of each residential.
- He drafted a protocol for the installation of energy efficient equipment in residential which was amended and signed on December 3, 2010 by the Secretary of the Department of Housing, Miguel B. Hernandez Vivoni, Esq.
- Energy efficient equipment has been delivered in 220 residential to our residents among which are the lamps (CFL's), hot water line and optimizers.
- It created an awareness program on energy saving and the first public housing projects and selected staff to be trained are: Yuquiyú II, Andres Mendez Liceaga, Manuel Rosario Adames, Murals, Brisas de Campo Alegre, the Recreation and Dr. Victor Berrios.
- The PRPHA has distributed 625,000 CFL bulbs and 2,875 water heaters for the common areas and units as part of the educational plan.
- We are working on the budget to replace incandescent lamps and metal halide in twenty (20) Public Housing Projects in its common areas from the first of May 2012.

- The first RFP for installation of solar panels was prepared; thereby implementing the first whose energy is solar residential common areas providing 100% power for operation.
- It's started with the Energy Plan 2012-2013 and the Energy Audit, the deadline for delivery to HUD is May 31, 2012.

**V. Grievance Procedures:**

Refer to Appendix 11 ACOP.

**VI. Elderly Designated Projects:**

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

AMP	Development Name	Total Units	Expiration Date
RQ005010057	Nueva Puerta de San Juan	40	December /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*

\* The PRPHA requested an extension for two (2) additional years.

**VII. Community Service and Self Sufficiency Programs:**

6.0

Events January to September 2010	Participating Residents
Program Participants	8,469
403 Services Available	8,364
<b>Education Program</b>	
Law 217	685
Other (post graduate studies, institutes, and other services related to education)	1,144
<b>Training Programs</b>	
301 Trainings	2,450
<b>Employment Program</b>	
Located in employment	515
<b>Section 3 Programs</b>	
Located in employment	561
Trained	1,749
Contracts	463
<b>Business Development Program</b>	
Microenterprise	40
Community Service Requirements	7,332 residents in pursuant to October 2011
Active Resident Councils	203

## **VIII. PHA Safety and Crime Prevention Measures:**

### **Electronic Monitoring System**

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

## **IX. PHA Pet Policy:**

Refer to ACOP Appendix 11, Chapter X.

## **X. PHA Civil Rights Certification:**

Refer to Form HUD 50077 Appendix 1.

## **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 Operating Plan for long-term, capital investment, rehabilitation, modernization, disposition, and other needs. Such management activities include and, are not limited to the following:

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

**XIII. Violence Against Women Act “VAWA”:**

**Refer to ACOP Appendix 11, chapter XVI.**

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

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

6.0

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, 9<sup>th</sup> Floor – Strategic and Planning Office - in San Juan and on the website at [www.avp.gobierno.pr](http://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.

On July 15, 2011, was given the order to proceed to begin construction of the comprehensive modernization project to complement the work of modernization in the Project Ext Manuel A. Perez RQ 3105. The project consisted of demolition of 72 units that were not completed by the contractor, comprehensive modernization of 252 units remaining to be upgraded. The projected date to complete the project is July 16, 2013.

**Mixed Finance Modernization or Development:**

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

7.0

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

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

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

**Demolition and/or Disposition:**

7.0

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

AMP	Development Name	Total Units	Total Bldg
RQ005005002	Felipe Sánchez Osorio	186	27
RQ005010003	Puerta de Tierra	484	11
RQ005004004	José Gautier Benítez	492	51
RQ005003026	Los Alamos	376	29
RQ005009003	Luis Muñoz Rivera	Administrative Office	1
RQ005002006	La Meseta	Administrative Office	1

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

AMP	Development Name	Total Units	Total Bldg
RQ005008016	Rafael Hernández "Kennedy"	84	9
RQ005008008/8009	Franklin Delano Roosevelt	Community / Day Care Center	1
RQ005004002	Villa Monserrate	104	8
RQ005501003	Las Amapolas	204	12
RQ005005028	Los Cedros	324	2
RQ005005103	Torres de Sabana	452	5
RQ005005028	Santa Catalina	6	1

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

AMP	Development Name	Total Units	Total Bldg
RQ005010038	Las Amapolas	204	12
RQ005003026	Los Alamos	376	29

Extraordinary Maintenances (see Attachment 9) and projects to modernize (see Attachment 9).

**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

**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	Cayey	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	Utua	005107	2
Campo Verde	Bayamón	005240	14
Santa Catalina	Bayamón	005115	2
El Cortijo	Bayamón	005215	1
Reparto Valencia	Bayamón	005215 A	3
Miraflores II	Bayamón	005091	1
Felipe Sánchez Osorio	Carolina	003025	2

7.0

**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 8**

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 9**

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 8 and 9**

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

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

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

• Modernization of Units:

Projects:	Units:
El Coral	100
Jardines de Oriente	88
Jardines de Guánica	70
Bella Vista	100
Los Rosales	74
San Agustín	84
Jesús T. Piñero	124
Narciso Varona I	88
Santiago Iglesia	120
La Alhambra	96
Manuel f. Rossy	101
Maximino Miranda	100
Jardines de Montellanos	130
Los Mirtos	144
Lago de Blasina	240
Lirios del Sur	400

10.0

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

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

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

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

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

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

- (1) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (2) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (3) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (4) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (5) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- 11.0 (6) 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.
- (7) Challenged Elements
- (8) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (9) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
- (10) Financial Resources
- (11) ACOP
- (12) Certification by State or Local Official of PHA Plans Consistency w/the Consolidated Plan
- (13) Public Hearing Announcements
- (14) Sign-in Sheets
- (15) Public Hearing Minutes
- (16) Photos