

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-022 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Puerto Rico Public Housing Administration</u> PHA Code: <u>RQ – 005</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2019</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>53,757</u> Number of Housing Choice Vouchers (HCVs) <u>0</u> Total Combined Units/Vouchers <u>0</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>

PHA Consortia: (Checkbox if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1

Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | | | |
|-------------------------------------|-------------------------------------|--|
| Y | N | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

B.1 Statement of Housing Needs and Strategy for Addressing Housing Needs

The projections of the US Census Bureau UU They are revealing and indicate that the growing trend in the elderly population will continue, which according to the projections of the Census for the year 2020, the population of 60 years and over will represent 25.9 percent of the total population of the island. That is, a quarter of the population will be elderly. It is expected that by the year 2050, 37.2 percent of the population will be people 60 years of age or older.

Population Projections of 60 Years or More
Puerto Rico
Years 2000 - 2050

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

Source: US Bureau of the Census, International Data Base.

As part of the initiatives to increase the public housing inventory and serve the increasing demand from the senior sector, the PRPHA will be developing the following project:

- Parcela Ponce de León 55 - Purchase of land and ownership of the design for the construction of 285 new housing units for the elderly. HUD approved the development of this project (November 14, 2016). The AVP is in the process of purchasing the land and contracting the remaining design phases.

To meet our growing demand for home inventory, the PRPHA plans to continue evaluating existing housing projects as well as land for future developments to increase our existing inventory as needed.

B.1

WAITING LIST DEMOGRAPHIC REPORT

Municipalities	Total Families with disabilities	Total Older families	Total families with children under 18	Total families Single mothers
Adjuntas	19	54	108	72
Aguada	14	34	73	53
Aguadilla	19	42	75	59
Aguas Buenas	0	1	12	11
Aibonito	10	14	29	24
Añasco	0	1	13	8
Arecibo	28	34	48	31
Arroyo	3	15	13	9
Barceloneta	5	18	36	27
Barranquitas	9	18	40	28
Bayamón	38	121	435	333
Cabo Rojo	1	4	22	18
Caguas	51	81	307	245
Camuy	0	9	9	6
Canovanas	18	54	249	190
Carolina	102	391	562	463
Cataño	26	73	286	248
Cayey	28	50	132	89
Ceiba	6	10	58	45
Ciales	1	6	26	21
Cidra	1	14	15	11
Coamo	4	15	43	30
Comerio	8	19	36	24
Corozal	12	19	81	56
Dorado	7	17	88	67
Fajardo	22	50	148	112
Florida	0	0	3	3
Guanica	23	28	65	45
Guayama	7	10	10	7
Guayanilla	28	34	108	74
Guaynabo	25	37	238	188
Gurabo	7	10	12	10
Hatillo	7	11	7	6
Hormigueros	2	3	22	18
Humacao	9	8	11	9
Isabela	6	10	175	119
Jayuya	13	19	101	64

B.1	Juana Diaz	6	23	25	19
	Juncos	7	10	17	13
	Lajas	11	28	78	55
	Lares	1	1	20	15
	Las Marías	1	3	28	13
	Las Piedras	1	4	17	14
	Loíza	2	10	46	36
	Luquillo	15	11	66	53
	Manatí	11	18	44	37
	Maricao	1	9	4	2
	Maunabo	3	9	25	17
	Mayagüez	23	71	143	108
	Moca	7	11	52	36
	Morovis	1	1	12	9
	Naguabo	6	16	29	22
	Naranjito	3	11	46	29
	Orocovis	4	12	33	24
	Patillas	7	10	26	19
	Peñuelas	14	24	121	71
	Ponce	30	81	138	95
	Quebradillas	1	0	3	3
	Rincón	0	9	10	9
	Rio Grande	18	26	185	139
	Sabana Grande	21	24	46	30
	Salinas	38	55	117	78
	San German	4	8	19	13
	San Juan	43	189	311	276
	San Lorenzo	5	1	10	7
	San Sebastián	2	8	15	9
	Santa Isabel	1	6	25	16
	Toa Alta	12	22	70	47
	Toa Baja	3	7	58	50
	Trujillo Alto	17	16	92	71
	Utua	22	57	65	44
	Vega Alta	10	31	140	116
	Vega Baja	5	7	29	25
Vieques	3	16	96	75	
Villalba	3	23	50	32	
Yabucoa	5	4	10	8	
Yauco	19	21	66	45	
	0	0	1	1	
Total	945	2227	6084	4604	

B.1 WAITING LIST FOR QUARTERS OR MUNICIPALITIES

Municipio	0 Cuartos	1 Cuarto	2 Cuartos	3 Cuartos	4 Cuartos	5 Cuartos	Total
Adjuntas	0	139	86	42	3	1	271
Aguada	0	138	39	46	2	0	225
Aguadilla	0	410	65	24	1	1	501
Aguas Buenas	0	11	3	7	2	0	23
Aibonito	0	118	25	6	3	0	152
Añasco	0	15	3	7	4	0	29
Arecibo	0	217	40	12	6	0	275
Arroyo	0	81	12	3	1	0	97
Barceloneta	0	96	16	10	0	0	122
Barranquitas	0	100	38	6	5	0	149
Bayamón	0	1,527	366	86	23	6	2,008
Cabo Rojo	0	26	11	12	3	0	52
Caguas	0	686	308	89	14	1	1,098
Camuy	0	38	6	2	1	0	47
Canovanas	0	210	204	87	12	2	515
Carolina	0	1,498	609	107	21	0	2,235
Cataño	0	521	221	98	10	4	854
Cayey	0	318	70	84	4	0	476
Ceiba	0	78	54	10	5	1	148
Ciales	0	32	11	12	3	1	59
Cidra	0	94	10	7	1	0	112
Coamo	0	153	48	5	0	0	206
Comerio	0	73	8	30	3	1	115
Corozal	0	73	43	38	4	3	161
Dorado	0	53	72	24	4	1	154
Fajardo	0	310	116	62	10	6	504
Florida	0	3	1	2	0	0	6
Guanica	0	172	23	38	7	0	240
Guayama	0	122	24	8	2	0	156
Guayanilla	0	199	72	41	3	0	315

B.1	Guaynabo	0	252	203	72	15	3	545
	Gurabo	0	75	6	4	4	0	89
	Hatillo	0	72	6	2	0	0	80
	Hormigueros	0	38	15	5	3	0	61
	Humacao	0	79	14	1	1	0	95
	Isabela	0	1	32	163	0	0	196
	Jayuya	0	97	88	51	4	1	241
	Juana Diaz	0	126	16	15	1	1	159
	Juncos	0	55	48	49	2	0	154
	Lajas	0	102	45	42	9	1	199
	Lares	0	2	3	19	0	0	24
	Las Marías	0	9	8	24	0	0	41
	Las Piedras	0	24	7	11	0	2	44
	Loíza	0	78	40	7	3	2	130
	Luquillo	0	133	64	15	1	0	213
	Manatí	0	111	38	26	3	2	180
	Maricao	0	17	2	4	0	0	23
	Maunabo	0	49	12	12	2	0	75
	Mayagüez	0	582	105	46	16	1	750
	Moca	0	84	54	5	1	0	144
	Morovis	0	9	7	9	0	0	25
	Naguabo	0	99	18	12	2	0	131
	Naranjito	0	60	18	25	2	0	105
	Orocovis	0	54	18	14	4	1	91
	Patillas	0	71	23	7	0	0	101
	Peñuelas	0	117	86	45	4	2	254
	Ponce	0	837	97	64	5	2	1,005
	Quebradillas	0	17	3	0	0	0	20
	Rincón	0	31	8	3	1	0	43
	Rio Grande	0	148	171	33	13	1	366
	Sabana Grande	0	132	24	23	9	0	188
	Salinas	0	247	93	33	3	0	376
San German	0	59	13	5	3	0	80	
San Juan	0	2,610	232	142	34	9	3,027	
San Lorenzo	0	15	8	6	0	0	29	

B.1	San Sebastián	0	70	12	1	3	0	86
	Santa Isabel	0	20	16	14	0	0	50
	Toa Alta	0	54	61	27	1	0	143
	Toa Baja	0	20	36	24	2	0	82
	Trujillo Alto	0	195	58	41	13	0	307
	Utua	0	175	50	22	5	0	252
	Vega Alta	0	120	95	57	4	0	276
	Vega Baja	0	55	22	8	4	0	89
	Vieques	0	49	73	35	4	0	161
	Villalba	0	106	59	3	3	1	172
	Yabucoa	0	27	8	3	0	0	38
	Yauco	0	199	32	40	1	0	272
	TOTAL	0	15,093	4,751	2,274	342	57	22,517

Finance Area

The Housing Finance Authority of Puerto Rico ('HFA') has existing bonds that could be refinanced to produce more than \$ 20 million in interest savings. These bonds were issued to modernize the PRPHA projects under the CFFP program. The bonds were issued in 2003 and 2008. During the year, PRPHA will make the necessary efforts to complete the documentation and approvals to refinance the bonds in order to obtain savings in interest and reduce annual terms. The significant savings will be used to complement the activities of the PHA capital fund and improve the conditions of public housing residents.

In accordance with the PIH 2018-03 Notification, PRPHA intends to use up to 20% of its Operational Subsidy for the activities of the capital fund.

See the funds of the PRPHA see attached # (5)

B.2 New Activities.

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

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Mixed Finance Modernization or Development.

The following projects are being considered for joint financing:

- Los Alamos (New Construction) – (192) housing units
- Las Amapolas (New Construction) – (172 housing units for elderly)
- Los Cedros (New Construction) – (84) housing units.
- Los Peñas (New Construction) – (144) housing units
- Torres de Sabana (New Construction) – (132) housing units
- Crisantemos II (New Construction) – (192 housing units)
- El Trébol (New Construction) – (152 housing units)
- Ponce de León # 55 (New Construction) – (285 housing units for elderly)

B.2 Demolition

1. New Planned for Submission:

- Total demolition of José A. Aponte – (RQ-3086 and AMP 005001004P)
- Total demolition of Padre Nazario – (RQ-3044 and AMP 005009005P)
- Total demolition of Brisas del Mar – (RQ-5045 and AMP 005006029P)
- Total demolition of Mattei I – (RQ-5233 and AMP 005009007P)
- Total demolition of Mattei III – (RQ-5247 and AMP 005009007P)
- Partial demolition of Nuestra Señora de Covadonga – Demolition of 56 housing units (RQ-5114 and AMP 005005029P) – These units are vacant and were included in the rehabilitation in fiscal year 2018. Now, we include these units for demolition in 2019 in place of rehabilitation. We are using 2018 financing for demolition.
- Total demolition of El Trébol – (RQ-5033 and AMP 005010031P)
- Total demolition of Los Peña – (RQ-5159 and AMP 005010049P)
- Total demolition of Dos Ríos – (RQ-5119 and AMP 005002012P)
- Total demolition of Alturas de Ciales – (RQ-5200 and AMP 005002013P)

2. Previous Demolition Projects Approved:

- Partial Demolition of Rafael Hernández – Demolition of 84 dwelling units (RQ-4011 and AMP 005008016P)
- Total Demolition of Torres de Sabana (RQ-5103 and AMP 005005011P)
- Partial Demolition of Bella Vista - Demolition of 4 dwelling units (RQ-3101 and AMP 005002005P)
- Total Demolition of Los Cedros (RQ-5106 and AMP 005005028P)
- Partial Demolition of Santa Catalina – Demolition of 15 dwelling units (RQ-5028 and AMP 005009035P)
- Total Demolition of Villa Monserrate (RQ-5154 and AMP 005004002P)

B.2 Designated Housing for Elderly and/or Disabled Families

The following projects are planned designated:

AMP	Project Name	Total Units
RQ005010057	Nueva Puerta San Juan	40
RQ005010044	Emiliano Pol	208
RQ005010040	Leopoldo Figueroa	240
RQ005010041	Beatriz Lasalle	100
RQ00505024	El Cemí II	240

The following project is designated:

AMP	Project Name	Total Units
RQ005005002	Felipe Sánchez Osorio	153

The PRPHA is developing the following projects as elderly:

- Ponce de León Parcel 55 - Land was purchased with the design for the construction of 285 new housing units for our senior citizens. HUD approved the development of this project (November 14, 2016).
- José Gautier Benítez-Multifamily [(238) housing units and Elderly (200 housing units) (Voucher's Section 8)].

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

(See Attachment 1)

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

B.5 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Property Management

- Coordinate, direct and supervise the intervention and compliance activities of the Public Housing properties, in order to verify that the administrative agents and administrative municipality comply with the laws, regulations, norms, procedures and public federal-state policies established. (Code Federal Regulation - 24 CFR).
- Continue interventions through monitoring in the following areas: Pre-REAC (24 CFR 902.5), Health & Safety (24 CFR 7.703), Physical Appearance (24 CFR 902.21), General Inspection of Common Areas (24 CFR 5.703 e), Inspection of Units (24 CFR 5.703 d), Site Inspection (24 CFR 5.703 a), Inspection of Buildings (24 CFR 5.703 b), Systems (24 CFR 5.703 c).
- Continue interventions in the Emergency and Regular Service Requests (24 CFR Chapter IX 901.5), Project Accounting (24 CFR 902.9), Asset Management (24 CFR 990), Occupation (24 CFR 960.253, Part 966, 966.4, 351345), inventory verification, compliance monitoring, among others. Guaranteeing optimum conditions in housing units and ensuring that the provision of services is of quality in accordance with HUD regulations.
- Review of preventive, routine and emergency maintenance reports in the public housing units and the steps taken to comply with the rental terms of the units, project accounting, occupation reports, annual re-examinations, verification of EIV 'Enterprises Income Verification'.
- Corroborate the activities, findings, and reports submitted by the Administrative Agents and Municipalities through interviews, interventions in the projects and inspections of public housing properties.
- Coordinate and review, under periodic interventions, public housing properties under the Tax Credit Incentives program to ensure compliance with contracts with investors and the Public Housing Administration.
- Train Public Housing Agents and Municipality Administrators in the laws, regulations, norms, procedures, and federal and state public policies that apply in the Public Housing Administration.
- Offer workshops in the areas of Asset Management, preventive maintenance, conservation plan and energy reduction.
- Hiring to fill vacancies in the Project Management Area.

B.5

- Keep trained personnel with work tools that facilitate tasks and focus towards achieving all goals.
- Complaints - Proceed to receive, record, track, evaluate, repair and follow up complaints from tenants and/or agencies regarding maintenance problems in projects.
- VCA - Conduct or assist in the audit of needs assessment and reasonable accommodation audit.
- VCA - Provide support in matters related to accessible units, organization chart and special procedures, contingency plan, compliance team and workshops on the findings.
- Emergency management: provide support in emergency situations according to the Governor's orders.
- Smoke-free environment rule.

Golds of the public housing administration:

- Renewal of maintenance contracting of Administrative Agents.
- Evaluation of the geographical areas to be assigned to the Administrator Agent.
- Rehabilitation plan for vacant units that are not available to occupy.
- Workshop for the staff of the Agency, Agents Administrators and Municipality of Camuy related to the service request module through the operating system of Yardi Voyager.
- Implementation of the process in the Yardi Voyager system on the assistance program of the FEMA Department of Category B for temporary repairs directed to leaks of roofs and fungus in the units.
- Implementation of an expedited process between the 11 Administrating Agents and the Municipality of Camuy for the replacement of the existing luminaires in the common areas by LED luminaires as long as the projects are not in the Five Year Modernization Plan of the Agency.
- It consists of making requests for replacement of existing equipment directly to the Project Management Area and in this way they have the approval when they refer to the Finance and Administration Areas.
- Workshops related to the Conservation and Energy and Water Reduction Plan, Preventive Maintenance and UPCS Inspections will be conducted for employees and residents of the eleven (11) Administrating Agents and the Municipality of Camuy.

B.5**Implementation:**

- The inspections of the buildings and the "site" will be used as the first step to identify the needs of the project and the replacement of the existing luminaires.
- Requests for services raised after this process will serve as part of the documentation for the replacement of the luminaires.
- The Physical Needs Plan (PNA), specifically in line 3.0 of immediate improvements, must be in consistent with the request to replace existing equipment.
- Work on an RFP to carry out a new Energy Audit on all projects for the period 2019 @ 2020 for the Property profiles with photo for AVP Solar Storage Pilot.
- Taking into account the progress of the twenty (20) Pilot Projects identified by the State Public Energy Policy Office, ten (10) additional projects for the implementation of more aggressive measures to achieve energy conservation and reduction will be submitted for approval. water in the common areas of the same.
- The field measurements of water consumption in the common areas will continue according to regulation FR - 5913 - N - 27.
- Power and water consumptions from the common areas will be sent quarterly so that each Administrator Agent identifies and analyzes by an accountant any anomaly in the consumption readings.

Achievements:

- From the last REAC inspection of 2016, it has been impacted through Physical Aspects monitoring in the projects by 62%.
- Workshops for the staff of three (3) Administrative Agents regarding requests for Yardi Voyager system services.
- Since the implementation of the services request module in Yardi Voyager on 3/31/18, there were 105,489 pending applications and thanks to the workshops provided, minimizing the program's doubts as of January 8, 2019, 54,262 are still pending. 51%
- Part of the Project Management Area staff were trained and certified under the First Housing program.
- Under the program approved by the Federal Department of Energy and the Better Buildings Challenge, 6 pilot projects were chosen under the Power & Oasis Projects concept, which were the following: The Meseta in Arecibo, Yagüez in Mayagüez, Santa Catalina in Yauco, Enrique Zorrilla in Manatí, Pedro Rosario Nieves in Fajardo and Juan C. Cordero Dávila in San Juan.

Project Development and Construction Area**Demolition Projects:**

- Villa Monserrate (RQ 5154) - Total demolition: Bidding for the demolition works was delayed due to additional environmental requirements. These requirements have costs that are too high and, therefore, PRPHA is considering disposition for this property.
- Rafael Hernández (Kenndy) (RQ 4011): the application for the demolition of 84 housing units was approved. The project is in the bidding phase.
- Total demolition of Torres de la Sabana (RQ 5103): the project is in the final phase of the design work. The demolition request was approved with six conditions. It is pending that FHEO approves the information sent to comply with these conditions. Therefore, we are waiting for a final approval without conditions.
- Los Cedros (RQ 5106): this project is in the phase of MOU / Schematic design pending the approval of the demolition application.
- Los Peña (RQ 5159) - Pending to New QBS for design services and to prepare documents to submit to SAC for the reactivation of the demolition approval.

Demolition/Construction Projects

- Luis Llorens Torres (RQ 2009) - Commercial building at lot A: PRPHA considers the demolition of existing Commercial Building at Lot A and new constructions of community building including business incubators lots / electronic library center / playground and others areas. This project is in the phase of MOU / Schematic design. Project is pending approval of SHPO, these indicate that we have to notify the Advisory Council on Historic Preservation for endorsement.
- Ana Catalina (before Santa Catalina RQ 5028) - Demolition and construction of buildings 14 and 32 - The project was announced and awarded. Notice to procedure for construction was on April 1, 2019.
- Bella Vista (RQ 3101), including the demolition and new construction of Building 2: this project is the final design phase pending to obtain the construction permit, but because Puerto Rico adopted the International Building Construction Codes 2018 on November 15, 2018. It is necessary to make changes in the design to comply with the new code.
- Alturas de Ciales (RQ 5200) – is located on Special Flood Hazard Areas and a flood event has been experimented in the past. According to the information provided by local residents, this type of flooding has occurred at least three (3) times in the last 25 years. According to the preliminary evaluation, PRPHA is considering to relocate the project residents and to demolish the whole project. Notwithstanding, in order to take a final decision, the project is under evaluation of an engineering and architectural firm contracted by Department of

B.5

Housing to determine how to work with the flooding problem of the site and the damage caused by the Hurricane Maria Flooding.

- Dos Rios (RQ5119) - is located on Special Flood Hazard Areas and a flood event has been experimented in the past. According to the information provided by local residents, this type of flooding has occurred at least three (3) times in the last 25 years. According to the preliminary evaluation, PRPHA is considering to relocate the project residents and to demolish the whole project. Notwithstanding, in order to take a final decision, the project is under evaluation of an engineering and architectural firm contracted by Department of Housing to determine how to work with the flooding problem of the site and the damage caused by the Hurricane Maria Flooding.

Projects for Modernization

- Bernardino Villanueva (RQ 5024) Comprehensive Modernization: design completed, the project is pending for bidding.
- Bella Vista (RQ 3101), including the demolition and new construction of Building 2: this project is the final design phase pending to obtain the construction permit, but because Puerto Rico adopted the International Building Construction Codes 2018 on November 15, 2018. It is necessary to make changes in the design to comply with the new code.
- Agustín Stahl Phase II (RQ 3100): the project was divided into two phases B and C. Phase B was bidding, but was canceled because the lowest bidder was 32% above the estimated construction cost. Now, it is pending to review the design of the project to re-bidding.
- Alturas de Cupey Phase II (RQ 5034): the project is in the final design phase pending the approval of the PREPA and the reconsideration of the external works required by PRASA.

New development:

- Las Gladiolas (RQ 5015/5140) - New development - The new construction project was completed.
- José Gautier Benítez (New development) RQ 3033 - Final design phase finished. Project in the construction phase.
- Puerta de Tierra (New Development) (RQ 5056) - Project under construction.

B.5**Planning**

- Los Álamos (RQ 5056) (New development): the project is awaiting a new proposal request for developers of mixed financing projects.
- Rafael Torrech (RQ 5003) - Pending to New QBS for design services.
- Los Peña (RQ 5159) - Pending to New QBS for design services.
- Loma Alta (RQ 5253) - Pending to New QBS for design services.
- Jardines de Montellano (RQ 5027) - Building A - Pending new QBS for design work.
- Monte Isleño RQ 5054 - Pending to New QBS for design work.
- Los Laureles RQ 5168 - Pending back QBS for design work.
- El Taíno (RQ 5202) - Pending to New QBS for design work.
- The Flamboyán RQ 5081 - Pending back QBS for design work.
- Cuesta Vieja RQ 5149 - Pending to New QBS for design work.

Proposed development for fiscal year 2019-2020.**Design:**

- Diego Zalduondo - (RQ-3055 and AMP 005005023P) Comprehensive modernization.
- Nuestra Sra. de Covadonga - Demolition of 56 housing units (RQ 5114 and AMP 005005029P) - These units are vacant and were included in the rehabilitation in fiscal year 2018. Now, we include these units for demolition in 2019 in place of rehabilitation. We are using 2018 financing for demolition.
- Crisantemos II - (RQ 5084) 20 Units for Mixed Financing Project.

Construction and / or demolition:

- Bella Vista (RQ 3101 and AMP 005002005P) Comprehensive modernization and demolition and reconstruction of Building 2.
- Brisas del Turabo - Phase 2 (RQ 5019 and AMP 005004007P) Comprehensive modernization.

B.5

- Luis Llorens Torres - (RQ 7008 and AMP 005010008P) Demolition of an existing commercial building in Lot A and New construction of a community building, including lots of business incubators / electronic library / playgrounds and other areas.
- Los Peña (RQ 5159 and AMP 005010049P) Total demolition.
- Alturas de Cupey - Phase II (RQ 5034 and AMP 005010032P) Comprehensive modernization.
- Nuestra Sra. de Covadonga - RQ 5114 and AMP 005005029P) Demolition of 56 housing units - These units are vacant and were included in the rehabilitation in fiscal year 2018. Now, we are including these units for demolition in 2019 instead of rehabilitation. We are using 2018 financing for demolition.
- Crisantemos II (RQ 5084) -20 Units for Mixed Financing Project

UFAS Accessible Unit Plan:

- Partial construction activities in a total of 512 units located in several public housing developments for full compliance with ADA standards, as established in the PRPHA voluntary compliance agreement.

Capital Improvements / Extraordinary Maintenance

- An investment of \$ 21.6 million in various projects.

Technological Information Area (MIS)

In 2018 the Technological Information System Area has made a series of changes in the network in order to improve communications and provide greater security to the applications used in the agency. As part of the "Network Assessment" carried out, the Technological Information System Area accepted all the recommendations and that were implemented in their vast majority so that we continue to provide a better service to the agency

- Monitor the agency's network will continue. In order to avoid possible cyber-attacks, internal or external agency.
- The security plans of the teams that handle the information of the agency will be maintained.
- The design of the voice communication network and data of the agency. With the purpose of consolidating the networks of the Department of Housing and the Public Housing Administration.
- The telephone box of the agency will be optimized.
- The information backup system (Backup) and servers of the central office will be updated.

B.5

- Creation of new security policies for the network, voice and data servers and the use of users' computers. They must be approved with the procedures of the Office of Management and Budget and the Office of the Comptroller of Puerto Rico.
- Continue to provide technical support to all areas, regional offices and Administrative Agents under the different PRPHA programs.
- Development of different portals of the Yardi application.
 - Resident Portal - PRPHA Participants can make their payments in the coming months.
 - Supplier Portal - For suppliers of goods and services of the PRPHA in order to streamline purchase orders and invoices.
- Update of the operating systems of the computers of the central office and the regional offices.
 - The use of the "Microsoft One Drive" and "Skype for Business" application will be implemented.
- Develop a Business Continuity and Disaster Recovery Plan.
- Prepare an Alternate Operations Center of the agency for when the central building cannot operate the information systems.
- Continue with technology learning centers - To provide residents the opportunity to be assisted through current technology. In addition, encourage the integral development of residents from an early age to adulthood.

Security

As part of the work plan of the Security Office is:

- Contract renewal and restructuring of the shot detection program.
- The creation of the operational plan for the Security Office.
- Review operational plan for emergency management.
- Collaboration with the Office of the Inspector General "OIG" of HUD in investigations of possible corruption.
- Collaboration with the office of the federal sheriffs and the "Task Force" of Fugitives in investigations related to public housing.
- Interventions with law and order agencies for the recovery of occupied units illegally.

Selection and Occupation

- Training will continue to be offered to the personnel of Selection and Occupation.
- Offer habitable and safe units to our Public Housing applicants.
- Continue with the occupation of vacant units to reach 96% or more of occupation.
- Continue to develop strategies with the VCA to ensure that the Administrative Agents comply with the reasonable accommodation transfer procedure.

B.5

- Coordinate and verify compliance with the Tax Credits Program, in order to continue to comply effectively with the audits carried out by the Housing Financing Authority.
- Offer assistance to the Administrative Agents in the processes of the continuous occupation area.

Community and Resident Programs

MISSION OF THE AREA

- ▶ Guarantee the offering of the necessary services to residents of public housing aimed at improving their quality of life.
- ▶ These services should be framed within a comprehensive approach of strengthening the infrastructure of economic and social development.
- ▶ The planning of these services must respond to the needs, interests, goals, values and expectations of each public housing.

WHAT DO WE DO?

We implement Economic Self-Sufficiency, Social Programs, Prevention, Community Service Requirements and Support that stimulate personal responsibility, economic and social self-sufficiency, a sense of solidarity and community cooperation.

We promote self-sufficiency in collaboration with residents and resident councils.

We encourage the proactive participation of residents in the community and administrative affairs of their communities.

A. Economic Self-Sufficiency Programs:

The Economic Self-Sufficiency Programs are designed to motivate, support, train, help, direct or facilitate the economic independence of families assisted by the Department of Housing and Urban Development (HUD). These programs include Education, Training, Employment, Section 3 and Business Development.

The achievements of these programs are:

- 65,140 residents of public housing were oriented on the different opportunities.
- 441 service fairs were organized with a total participation of 11,403 public housing residents.

Educational program

- 670 public housing residents have graduated from high school through Law 217.
- 10,457 residents (universities or educational institutions) continued and/or initiated higher education studies.

Training program

- 274 economic development training was offered to public housing residents. 939 public housing residents were trained.

Employment program.

- 462 public housing residents were located in different jobs.

Program of Section 3

- 438 public housing residents were placed in different jobs through Section 3.
- 2,859 residents of public housing were trained.
- 795 contracts (including service provider contracts) were awarded to microentrepreneurs of public housing.

Business development program

- During 2018 we had 62 microentrepreneurs in the following categories: Food and Beverage Services / Catering / Pastry, Interior Designs, Crafts and Services (Zumba Classes, Web Design, Car Wash, Minimarket, Hairdressing, Cafeteria, Filmmaker, Production Event, dressmaker, jewelry and computer processing, among others).

PROGRAM OF SOCIAL SELF-SUFFICIENCY AND SUPPORT SERVICES

- The programs are established and implemented according to the data collected in the Community Profile, in the Consolidated Identification of Interest for Family Self-Sufficiency and considering the budget assigned to the project. They are programs that are justified and are established taking into consideration the social aspects of the community that make it impossible to improve the quality of life of the residents, and should be aimed at serving all populations. Through the programs that are established, the challenge of charting the path to achieve a better quality of life is assumed, through education, employment and community service. Part of the Social Self-Sufficiency and Support Services Programs are:

1. **Programs for Older Adults:** they are required in the projects where there are residents of this population and in those projects that are considered aegis. Among the goals of the program are that this population can acquire tools to channel and manage loneliness at leisure, achieving development and development in the social environment, health programs, nutrition, personal safety, financial, physical conditioning, among others.

2. **Inclusive Activities:** ensure the coordination of resources and services to meet the collective and particular needs of people with developmental deficiencies and other impediments according to their condition. Fully guarantee all rights, benefits, responsibilities and privileges on equal terms to those of an unimpeded person.

The needs of people with disabilities will be addressed in the planning, provision and accessibility of services, including the availability of means of transportation, as well as complementary and alternative resources. Among other rights, such as enjoying and having access to recreational, sports, educational and cultural services programs in the community.

3. **Programs for Mothers / Single Parents:** The goals of the program will achieve a healthy and productive thinking in the absence of the paternal or maternal figure of the family nucleus.

4. **Programs for Community Digital Libraries (Technological Educational Centers).**

5. **Prevention Programs for Children and Youth:** The goals of the program will develop knowledge, values and skills that will help them prevent the use and abuse of psychoactive substances, alcohol and high-risk behaviors.

6. **Recycling Programs, Fine Arts and Agricultural Program.** The implementation and establishment of these Programs will require that they be justified and directed to organize groups and / or community teams of the different populations.

7. **Educational Component: Learning Together**

- **Pregnant:** Prenatal care activities that include information to help pregnant women prepare for their baby's arrival, know what to expect during pregnancy, and how to care for herself and her baby
- **Population from 0 to 5 years of age:** Early childhood is the most important stage in the development of the country's greatest resource: our people. For this reason, the project will carry out various strategies focused on serving this important sector of the population, specifically, from pregnancy and birth to five years of age.
- **Population 5 to 8 years old:** Offer services and develop activities to promote the appropriate management of social and affective changes.
- **Population 9 to 13 years old:** Children at this age establish stronger and more complex friendships and relationships with their friends or peers. They feel more pressure from their peers. They are more aware of their body as puberty approaches
- **Population 14 to 18 years of age:** During this time, adolescents are developing their own opinions and personality.

B.5

- **Family Responsibility:** The goals of these programs should be aimed at promoting behaviors of attachment, learning, culture of peace, conflict management and strengthening the family nucleus.

During the quarter from July to September of 2018, in the Social Self-Sufficiency and Support Services Programs, 16,209 residents were impacted.

For the 2019-2020 year, we will continue to offer the Social Self-Sufficiency and Support Services Programs, where it is expected to impact around 64,000 participants.

Training and Training Institute of the Department of Housing

On June 6, 2017, the Department of Housing and the Public Housing Administration of Puerto Rico inaugurated the Training and Training Institute in San Juan, Puerto Rico.

This Institute will offer residents of public housing the necessary knowledge to assist them in achieving their economic self-sufficiency. In 2018, 35 training sessions were held with a total of 1,209 participants in the following areas:

- Regulation Update
- Fundamentals of UPCS
- Fundamentals of Public Housing
- Acquisitions and Section 3
- Program and Coordination of Family Self Sufficiency
- Fair Housing and Equal Opportunities
- How to be a Good Neighbor
- Maintenance of the Units
- Property administration
- International Education Week
- Peace Corps of the USA

By 2019, we will continue offering training to employees of the AVP, Agents Administrators and residents with the contribution of private entities and public agencies (CENSO 2020, Office of the Comptroller of PR, among others).

WORK PLAN MICROENTERPRISE 2019-2020

A Work Plan will be established to increase the micro-enterprises of residents in our communities.

1. Monitor existing micro-enterprises (check that the perisology complies with those required by the AVP).
2. Train microentrepreneurs in topics such as: business plans, permits, documents, financing, among others.

B.5 B. Quality of life services:

The Logical Model: A New Planning, Implementation and Effective Evaluation of the Program in the Public Housing Administration of Puerto Rico

- The Logical Model is a systematic and visual way of presenting and sharing the comparison of the relationship between the resources to operate the program, the activities that are planned and the changes or results that are expected to be obtained. It is an image of how to do the work, theory and implicit assumptions of the program. Join the achievements (short, medium and long range) with the program (activities, processes, assumptions, theoretical principles of the program).
- During the year 2018, 6 trainings were offered on the Guide for Medium-Term Training and 5 on the Evaluation of Programs directed to the Resident Services Directors, Resident Services Supervisors, Resident Services Technicians, Social Workers, Recreational Leaders and Librarians.

C. Bureau of Organization and Training (NOA)

- The Public Housing Administration has 173 active Resident Councils and 123 inactive Councils.
- 61 projects are exempt and do not require a Council.
- 446 trainings were offered to members.
- Staff of the Administrative Agents, offered 560 technical assistances to the Residents' Councils and carried out 142 monitoring processes.
- It is expected to establish the Work Plan for the fiscal year 2019-2020, increase 15 additional councils, after the certification and revision thereof.

D. Proposals for services (RFP-14/15/04)

- Service proposals achieved 100% of their goals in all Programs. This report is based on the information that each proponent submitted. The services continue until January 31, 2019.
- A total of 14,544 public housing residents of all ages participated in the different programs and activities (June to November 30, 2018).
- The programs and scope of services are:
 1. Educational services (tutoring)
 2. Sports and recreational services (including sports workshops and competitive tournaments)
 3. Artistic and cultural activities
 4. Psychological and Social Prevention Services (workshops)
 5. Employment Opportunities
 6. Development of Community Gardens

B.5

7. Entrepreneurship
 8. Family Support Workshops
 9. Workshops on Security and Finance
 10. Summer camps, etc.
- The Service Proponents are:
 1. Boys & Girls Clubs of Puerto Rico, Inc.
 2. Centro Sor Isolina Ferré, Inc.
 3. Crearte, Inc.
 4. Forjando Un Nuevo Comienzo Corp.
 5. Job Connection Center, Inc.
 6. Taller de Fotoperiodismo Inc.
 7. Eduquemos para la Vida
 8. E&F Development Inc.
 9. Instituto de Emprendimiento y Empresarismo Puertorriqueño
 10. Juan F. Woodroffe y Asociados Inc.
 11. Ortiz, Lord, Hope & Associates
 12. Professional Consulting Psychoeducational Services, Inc.
 13. Resonancia PR/MEX, Inc.
 14. Vanguard Asset Management Group, Inc.

For the 2019-2020 Annual Plan, the achievements and projections of the five-year plan are subject to the auction that was carried out in the AVPRFP18-19-03 Agency, published on 10-26-2018.

E. NEGOTIATION OF ACQUISITION AND SALE OF PROPERTIES

- During fiscal year 2018-2019, 23 public housing units were sold.
- These sales have generated an income of \$ 779,521.00.
- The Bureau assists public housing residents in providing them with the tools that empower them through the process of acquiring their units

**AVP UNITS APPROVED BY HUD FOR SALE
IN 2019-2020 SECTION 5 H**

PROYECTO	PROYECT NUMBER	MUNICIPALITY	UNITS FOR SALE	SOLD
Alturas de Cibuco	RQ005182	Corozal	16	3
Villa de los Santos I	RQ005199	Arecibo	9	2
Villa de los Santos II	RQ005175	Arecibo	13	3
Las Delicias	RQ005160	Ponce	3	1
Alturas de Vega Baja	RQ005190	Vega Baja	14	2
Cidra Housing	RQ005249	Cidra	6	2
Antigua Vía	RQ005192	San Juan	13	3
Campo Verde	RQ005240	Bayamón	8	1
Santa Catalina	RQ005115	Bayamón	1	1
El Cortijo	RQ005215	Bayamón	1	0
Reparto Valencia	RQ005215A	Bayamón	3	1
Miraflores	RQ005091	Bayamón	1	0
Felipe Sánchez Osorio	RQ003025	Carolina	0	0
Los Laureles	RQ005029	Cayey	1	0
Jardines de Buena Vista	RQ005058	Cayey	1	1
Villa Evangelina IV	RQ005147	Manatí	9	1
Villa Evangelina III	RQ005146	Manatí	1	0
Villa Evangelina II**	RQ005121	Manatí	1**	0
Jesús María Lago	RQ005109	Utua	2	0
TOTALES			103	21

** Abandoned Units

B.5

Section 32 Sales Program

PROYECTO	PROYECT NUMBER	MUNICIPALITY	UNITS FOR SALE	SOLD
Caguax	RQ005051	Caguas	4	0
Extensión La Granja	RQ005256	Caguas	25	25
Alturas de Montellanos	RQ005201	Cayey	26	6
Villa Navarro	RQ005126	Maunabo	49	9
Canás Housing	RQ005248	Ponce	37	12
Estancias de Santa Isabel	RQ005255	Santa Isabel	7	2
Extensión Santa Elena	RQ005109	Yabucoa	40	7
Reparto Horizonte	RQ005235	Yabucoa	33	5
TOTALES			221	66

Turnkey Program

PROYECTO	PROYECT NUMBER	MUNICIPALITY	UNITS FOR SALE	SOLD
Ramírez de Arellano	RQ005053	Mayagüez	80	80
Jardines de Quintana	RQ005030	San Juan	2	1

Total planned sales for the fiscal year 2019-2020 = 185

• Total sales revenue 2019-2020:

Section Program 5h \$ 588,000.00

Section 32 Program \$ 2,000,000.00

Turnkey III Program \$20,000.00

TOTAL \$ 2,608,000.00

F. Community digital libraries:

- By 2018, the AVP has 215 Community Digital Libraries in our communities.
- Of the 215 libraries; 30 are Electronic Libraries, 67 Learning Centers and 118 Community Digital Libraries.

B5

G. TECHNOLOGICAL EDUCATIONAL CENTERS (CET)

Purpose:

The Public Housing Administration (AVP) has established the Technological Educational Centers (CET), in different residential areas throughout the island. The purpose is to provide bonafides residents with access to computers, networks, internal electronic services and the internet network. Established centers provide the necessary resources for residents to acquire and strengthen certain technology-related skills that result in learning and promote the education of participants. The service provided promotes individual growth, according to the capacity and interest of the participants, generating the improvement of their quality of life.

Mission:

To obtain that the residents have the opportunity to acquire technological knowledge, that help to improve their social conditions, promoting the community activity and the integral development of the participants. The skills of preparing documents, resumes, letters, search of information and realization of school assignments, among other related tasks, are complemented.

The first phase of the year 2018 consisted of 25 projects and during 2019 the second phase will begin, where around 25 additional projects will be impacted.

B.6 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

See Attachment 2

B.7 Certification by State or Local Officials.

Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

See Attachment 6

<p>B.8</p>	<p>Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administers public housing and receives funding from the Capital Fund Program (CFP).</p>
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>(Refer to the form approved by HUD form HUD 50075.2.) See Attachment 3 and 4</p>

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