

RQ005v18

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	PHA Name: <u>Puerto Rico Public Housing Administration</u> PHA Code: <u>RQ - 005</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>53,685</u> Number of Housing Choice Vouchers (HCVs) <u>0</u> Total Combined Units/Vouchers <u>0</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<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>						
<input type="checkbox"/> 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

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

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

Statement of Housing Needs and Strategy for Addressing Housing Needs

The projections by the US Bureau of the Census are revealing and indicate that the growing trend in the elderly population will continue, which perv Census projections for the year 2020, the population aged 60 and over will account for 25.9 percent of the island's total population. 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 of 60 years or more.

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 projects:

- 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).
- Elderly home for older Adults Felipe Sánchez Osorio - new construction of 153 housing units. Project in the construction stage.
- José Gautier Benitez - There are 438 in total. 200 for the elderly and 238 multifamily.

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.

WAITING LIST DEMOGRAPHIC REPORT

Municipalities	Total Families with disabilities	Total Older families	Total families with children under 18	Total families Single mothers
Adjuntas	19	48	153	100
Aguada	13	36	104	70
Aguadilla	13	59	83	58
Aguas Buenas	0	5	16	13
Aibonito	11	15	45	34
Añasco	1	1	8	4
Arecibo	40	48	89	67
Arroyo	2	11	47	35
Barceloneta	6	18	109	83
Barranquitas	12	19	73	47
Bayamón	52	118	728	577
Cabo Rojo	1	4	45	36
Caguas	74	74	545	407
Camuy	3	10	10	6
Canóvanas	16	44	244	182
Carolina	168	515	937	762
Cataño	31	57	262	224
Cayey	29	50	193	133
Ceiba	6	7	90	69
Ciales	2	3	29	19
Cidra	1	15	40	30
Coamo	4	7	76	51
Comerío	9	13	58	43
Corozal	15	22	96	62
Dorado	7	14	115	87
Fajardo	27	42	206	151
Florida	1	2	8	7
Guánica	22	26	97	66
Guayama	13	31	64	48
Guayanilla	23	28	117	109
Guaynabo	24	24	219	176
Gurabo	10	8	43	29
Hatillo	8	13	25	18
Hormigueros	4	5	21	16
Humacao	7	16	19	13
Isabela	5	8	177	118

B.1

Municipalities	Total Families with disabilities	Total Older families	Total families with children under 18	Total families Single mothers
Jayuya	12	15	89	53
Juana Díaz	7	20	39	31
Juncos	9	19	51	39
Lajas	13	25	90	62
Lares	2	1	45	31
Las Marías	0	3	35	17
Las Piedras	7	10	33	23
Loíza	2	8	42	31
Luquillo	16	17	116	89
Manatí	19	28	53	37
Maricao	1	9	20	8
Maunabo	2	13	45	34
Mayagüez	26	82	162	110
Moca	9	10	64	50
Morovis	1	1	11	8
Naguabo	8	18	43	30
Naranjito	2	11	50	30
Orocovis	4	6	38	26
Patillas	7	14	54	39
Peñuelas	11	21	153	92
Ponce	50	119	339	238
Quebradillas	2	8	17	11
Rincón	0	7	13	8
Rio Grande	19	22	228	172
Sabana Grande	22	27	102	75
Salinas	40	48	134	97
San Germán	6	9	28	19
San Juan	92	324	956	763
San Lorenzo	9	5	35	23
San Sebastián	2	8	22	17
Santa Isabel	3	11	51	34
Toa Alta	15	20	91	65
Toa Baja	5	7	115	95
Trujillo Alto	21	20	139	107
Utua	21	50	92	57

B.1

Municipalities	Total Families with disabilities	Total Older families	Total families with children under 18	Total families Single mothers
Vega Alta	12	28	170	132
Vega Baja	6	18	94	71
Vieques	1	8	157	117
Villalba	3	16	71	51
Yabucoa	5	14	12	8
Yauco	16	20	104	73
Total	1187	2536	9448	7023

WAITING LIST FOR QUARTERS OR MUNICIPALITIES

Municipalities	0 Rooms	1 Rooms	2 Rooms	3 Rooms	4 Rooms	5 Rooms	Total
Aguada	0	165	43	64	5	0	277
Aguadilla	0	503	81	21	7	1	613
Isabela	0	2	49	146	5	0	202
Moca	0	85	54	19	0	0	158
Rincón	0	24	9	4	2	0	39
San Sebastián	0	73	16	7	4	0	100
Arecibo	0	400	61	36	9	0	506
Barceloneta	0	117	55	32	9	0	213
Camuy	0	41	10	3	0	0	54
Ciales	0	27	14	12	2	1	56
Dorado	0	61	84	42	4	1	192

B.1	Municipalities	0 Rooms	1 Rooms	2 Rooms	3 Rooms	4 Rooms	5 Rooms	Total
	Florida	0	5	5	5	1	0	16
	Hatillo	0	91	23	7	4	0	125
	Lares	0	2	4	48	0	0	54
	Manatí	0	205	38	19	5	1	268
	Morovis	0	8	7	6	0	0	21
	Quebradillas	0	47	14	3	3	0	67
	Toa Alta	0	61	70	32	4	1	168
	Toa Baja	0	35	52	70	2	0	159
	Utuado	0	156	73	28	6	0	263
	Vega Alta	0	127	109	67	13	2	318
	Vega Baja	0	121	57	31	4	0	213
	Bayamón	0	1,496	625	138	18	5	2,282
	Cataño	0	441	186	87	12	2	728
	Comerio	0	68	15	43	4	1	131
	Guaynabo	0	212	167	74	13	3	469
	Aguas Buenas	0	27	8	9	2	0	46
	Caguas	0	963	511	116	13	1	1,604
	Gurabo	0	78	41	9	1	0	129
	Juncos	0	107	31	25	3	0	166
	Las Piedras	0	38	20	16	1	2	77
	San Lorenzo	0	52	22	16	2	0	92
	Canóvanas	0	170	176	99	13	2	460
	Carolina	0	1,809	686	347	77	7	2,926
	Ceiba	0	70	86	25	4	1	186
	Fajardo	0	303	170	76	18	5	572

B.1

Municipalities	0 Rooms	1 Rooms	2 Rooms	3 Rooms	4 Rooms	5 Rooms	Total
Loíza	0	66	34	9	3	1	113
Luquillo	0	145	104	33	3	1	286
Rio Grande	0	133	171	75	16	1	396
Trujillo Alto	0	239	84	65	16	0	404
Vieques	0	29	108	59	11	0	207
Aibonito	0	130	34	16	6	0	186
Barranquitas	0	105	59	23	6	1	194
Cayey	0	320	124	97	9	0	550
Cidra	0	91	22	23	0	0	136
Coamo	0	152	67	23	2	0	244
Corozal	0	86	58	44	3	2	193
Guayama	0	294	71	21	9	0	395
Juana Díaz	0	121	36	13	0	0	170
Naranjito	0	61	25	23	3	0	112
Orocovis	0	54	26	14	2	2	98
Salinas	0	228	107	35	6	2	378
Santa Isabel	0	54	32	28	3	0	117
Villalba	0	103	76	21	2	1	203
Arroyo	0	80	32	17	1	0	130
Humacao	0	141	10	7	2	2	162
Maunabo	0	47	32	15	2	0	96
Naguabo	0	119	25	21	1	0	166
Patillas	0	65	34	27	1	0	127
Yabucoa	0	49	9	5	0	1	64

B.1

Municipalities	0 Rooms	1 Rooms	2 Rooms	3 Rooms	4 Rooms	5 Rooms	Total
Añasco	0	15	0	5	3	0	23
Cabo Rojo	0	27	25	20	1	0	73
Hormigueros	0	46	11	6	3	0	66
Las Marías	0	9	18	21	0	0	48
Maricao	0	14	15	6	1	0	36
Mayagüez	0	986	108	51	18	2	1,165
San Germán	0	60	25	6	4	0	95
Adjuntas	0	138	98	76	13	2	327
Guánica	0	167	38	53	9	3	270
Guayanilla	0	177	99	60	15	1	352
Jayuya	0	98	84	34	4	1	221
Lajas	0	93	44	47	10	1	195
Peñuelas	0	108	96	58	10	3	275
Ponce	0	1,297	276	135	27	5	1,740
Sabana Grande	0	152	46	50	17	1	266
Yauco	0	191	46	58	5	0	300
San Juan	0	5,662	654	324	74	15	6,729
Total	0	20,340	6,735	3,506	591	84	31,258

See the Rent Determination. (Puerto Rico PHA Flat) see attached # (N)

Finance Area

B.1

The Housing Finance Authority of Puerto Rico ('HFA') has existing bonds that could be refinanced to produce an estimated or 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 documentation and approvals to refinance the bonds in order to obtain interest savings 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 PIH Notice 2018-03, PRPHA intends to use up to 20% of its Operating Subsidy for capital fund activities.

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

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

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- 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
- José Gautier Benítez-Multifamily [(238) housing units and Elderly (200 housing units) (Voucher's Section 8)]
- Los Cedros (New Construction) – (86) housing units.
- Los Peñas (New Construction) – (144) housing units
- Torres de Sabana (New Construction) – (132) housing units
- Ponce de León (New Construction) – (285) housing units
- Dos Rios (AMP – 005002012) / Alturas de Ciales (AMP – 0050021013)

Demolition and/or Disposition (Planned for submission)

- Rafael Hernández (AMP-005008016) – 84-housing units
- Torres de Sabana (AMP - 005005011) – 452-housing units
- Los Cedros (AMP - 005005029) – 324-housing units
- Villa Monserrate (AMP - 005004002) –
- Los Peñas (AMP - 005010049)
- Dos Rios (AMP – 005002012) / Alturas de Ciales (AMP – 0050021013)
- Las Amapolas (New Construction) – (172) housing units.

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

HUD will be requesting the designation of housing for the following projects:

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
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).
- Elderly Felipe Sánchez Osorio - new construction of 153-housing units. Project under construction.
- 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 A)

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:

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 to the Agents and Administrative Municipalities in the areas of Asset Management, preventive maintenance, conservation plan and energy reduction.
- Hiring to fill vacancies in the Project Management Area.
- 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 relation to accessible units, organization chart and special procedures, contingency plan, VCA compliance team, effective communications and meeting and compliance team report.
- Emergency management: provide support in emergency situations according to the Governor's orders.
- Smoke-free environment rule, (Attachment F)

Program of conservation and reduction of energy and water

B.5

Goals of the public housing administration:

- 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.

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 accordance with the request to replace existing equipment.
- Work on an RFP to carry out a new Energy Audit on all projects for the 2018 @ 2019 period.
- 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.
- Workshops related to the Conservation and Energy and Water Reduction Plan, Preventive Maintenance and UPCS Inspections will be conducted for employees as well as residents of the eleven (11) Administrating Agents and the Municipality of Camuy.

Achievements of the energy conservation and reduction plan:

- For the first time, an Energy Star Management Portfolio was created for each project in collaboration with the Federal Department of Energy and the Better Buildings Challenge.
- Through the Administrative Order 17-80 signed by the Secretary of the Department of Housing, Mr. Fernando A. Gil Enseñat Esq, the Committee of the Housing Department and The PRPHA. known as Energy Management Group which will delineate and standardize the public policy of conservation and reduction of the Agency.
- The PRPHA submitted to HUD and was approved a proposal for technical assistance in the area of energy with which we worked directly with consumer measurement tools. This proposal was only approved for five (5) PHA's of the nation.
- The State Office of Public Energy Policy certified on December 27, 2017, that the PRPHA achieved a reduction of energy consumption of 11.5% in the pilot projects of the Agency for the period from July 2016 to July 2017.
- The Felipe Sánchez Osorio project will soon be delivered, which is considered to be a green project with solar water heaters, insulated concrete walls (thermal envelope) and a waterproofing system with R-19 insulation.

Project Development and Construction Area

Demolition Projects: (See Attachment L)

- Torres de la Sabana (AMP - 005005011P) - The Project is in the Bidding, Demolition and Contract Document Phase. Demolition Application was approved by HUD on February 13, 2018 with conditions of FHEO Office. The six conditions included had to be fulfill on August 11, 2018.
- Los Cedros (AMP-0050050228P) - The Project is in the Memorandum of Understanding / Schematic Plans stage, pending submission of the demolition request to the SAC-HUD.
- Luis Llorens Torres (AMP - 005010008P) (EL MEDIO 893-1722) - The project is in the stage of MOU / Schematic Plans, pending to obtain ICP (Instituto de Cultura Puertorriqueña) and SHPO (State Historical and Preservation Office) endorsements and to prepare and to submit a demolition application to HUD (SAC).
- Los Peñas (AMP - 005010049P) - Pending the new qualification process (QBS, for its acronym in English) of design firms to hire the services of a design firm.
- Dos Rios (AMP - 005002012P) – This project is under evaluation of an engineering and architectural firm to determine how to work with the flooding problem of the site and the damage caused by the Hurricane Maria flooding.
- Alturas de Ciales (AMP - 005002013P) - This project is under evaluation of an engineering and architectural firm to determine how to work with the flooding problem of the site and the damage caused by the Hurricane Maria flooding.

Demolition/Construction Projects (See Attachment L)

- Bella Vista (AMP - 005002005P) - The Project is in the Bidding, Construction and Contract Documents Phase, pending the completion of the evaluation of the documents submitted by the designer and to obtain the corresponding endorsements and permits. This project includes the demolition / new construction of building No. 2, approved by the SAC on November 22, 2017.

Projects for Modernization (See Attachment L)

- Alturas de Cupey (AMP - 005010032P) - The Project is in the Bidding, Construction and Contract Documents Phase. It is pending to obtain the endorsement of PREPA and to clarify the scope of work to PRASA requirement of an offsite work. These are needed to submit the application for the Construction Permit to the Municipality of San Juan. Hurricane Maria has affected the operation of government agencies (PRASA and PREPA), for which the endorsement process is delayed.
- Brisas del Turabo Phase II (AMP - 005004007P) - Pending completion of Phase I modernization work.

Planning

- Agustín Stahl Phase III (AMP - 005001005P) - The Bidding, Construction and Contract Documents Phase was completed for Phases II and III. The bidding process for Phase II is underway in the Procurement and Contracting Area. The Phase III will be pending of completion of modernization work for Phase II.
- Bernardino Villanueva Phase I / II (AMP - 005001007P) - The project is in the Bidding, Construction and Contract Documents Phase, pending the completion of the evaluation of the documents submitted by the designer and to obtain the corresponding endorsements and permits. The Phase II will be pending of completion of modernization work for Phase I.

- Jardines de Montellano (AMP - 005006005P) - Pending the new qualification process (QBS, for its acronym in English) of design firms to hire the services of a designer.
- Rafael Torrech Phase I (AMP - 005003003P) Pending the new qualification process (QBS, for its acronym in English) of design firms to hire the services of a designer.
- Ponce de León 55 - Design was temporarily detained in the Design Development stage, pending evaluation of PRPHA.

Capital Improvement Projects

See Attachment C

Technological Information Area (MIS)

- Monitor the agency's network. In order to avoid possible cyber-attacks, internal or external agency.
- Strengthen the security of the teams that handle the information of the agency.
- Redesign 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.
 - Access to information will be done more effectively.
- 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.
- Yardi Pilot Project for the specific modules of work orders, inspections and service requests. Approximately 28 mobile devices will be acquired to carry out the final tests with the module already programmed.
- Development of different portals of the Yardi application.
 - Resident Portal - Participants of the PRPHA will be able to make their payments and make maintenance orders for their apartments and projects.
 - Applicant Portal - To request housing in a project of the PRPHA for the first time.
 - 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.

B.5

- Provide technical seminars, personnel of the information systems office, for professional improvement.

Security

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

- The renewal of the contract and the restructuring of the gun detection program "Gun Shot Detection"
- The security protocol review of the Security Office.

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.
- All the projects are in the Yardi System, allowing our area to know and see the fulfillment of the annual re-exams, transfers, contract cancellations, cases referred to legal, evictions, etc.
- 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

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:

- 62,614 residents of public housing were oriented on the different opportunities.
- 380 service fairs were organized with a total participation of 9,797 public housing residents.

Educational program

- 641 public housing residents have graduated from high school through Law 217.
- 10,159 residents (universities or educational institutions) continued and/or initiated higher education studies.

Training program

- 228 economic development training was offered to public housing residents. 862 public housing residents were trained.

Employment program.

- 351 public housing residents were located in different jobs.

Program of Section 3

- 314 public housing residents were placed in different jobs through Section 3.
- 2,708 residents of public housing were trained.
- 619 contracts (including service provider contracts) were awarded to microentrepreneurs of public housing.

B.5

Business development program

- During 2017 we had eighty-two (82) 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).
- Training of the Business Development Guide

Administrator Agent / Proponents	Public Housing Residents and Employees of the Administrator Agent / Proponents	Dates
American Management Administration	40	March/23/2017
MAS Corporation	36	March/30/2017
MORA Housing Management, Inc.		
Inn Capital Housing Division	30	Abril/ 1 /2017
Cost Control Company	24	Abril/20/2017
Municipality		
Centros Sor Isolina Ferré – Faro de Esperanza Program	40	May/4/2017
	170	

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 provides public housing residents with the necessary training to encourage the development of skills aimed at achieving economic self-sufficiency and improving their quality of life.

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 to present and at the same time compare the relationships between the resources available to operate the program, the activities that are planned, and the intended changes or results. It is an image of how your organization does its work, the theory and the implicit assumptions of the program. Link your results (short, medium, long-term) with the program (activities/processes and assumptions / theoretical principles of the program).
- During 2017, fifteen (15) Logical Model training was offered to resident services managers, resident services supervisors, resident services technicians, social workers, recreational leaders, and librarians.

C. Bureau of Organization and Training (NOA)

Resident Association

- There are one hundred seventy-nine (179) active councils.

- We have one hundred nineteen (119) inactive tips.
 - In 69 projects, it is not required by regulation to have a board constituted.

The Bureau of Organization and Training of Residents, in compliance with the Government Program, has prepared a work plan to encourage the constitution of resident councils in those residential areas where they are inactive. The purpose is to increase the number of active councils so that more communities are represented.

The Resident Organization and Training Bureau intends to reinforce the work plans to continue:

- Providing technical assistance to the Administrative Agents to increase their efficiency in compliance with 24 CFR 964, "Tenant Participation", Residents' Councils.
- Training resident councils to provide them with the necessary tools for the development of community leadership.
- Programming and monitoring the management agents on their performance with the compliance of 24 CFR 964, "Tenant Participation", Residents' Councils.
- Programming of monitoring to the active councils to guarantee the efficient performance of the same and compliance with the regulations.

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

- AVP's Service Proposals achieved their 100% performance objectives in all programs.
- A total of 58,560 bona fide residents of public housing are part of the different programs and activities.
- The programs and services offered are:
 - Educational services (tutorials).
 - Recreation and Sports (including sports workshops and competitive tournaments)
 - Fine arts and cultural activities
 - Psychology and social services
 - Prevention services (workshops).
 - Employment
 - Community development and Home gardens
 - Business development
 - Art workshops
 - Leadership (workshops)
 - Family support workshops
 - Personal security and finance workshops
 - Summer camps, Etc.

Services are offered through: Sister Isolina Ferré Centers, Inc., Create, Inc., Forging a New Beginning, Corp., Job Connection Center, Inc., Workshop Photojournalism, Inc., Educate for Life, E & F Development Inc., Institute of Entrepreneurship and Puerto Rican Entrepreneurship, Juan F. Woodroffe and Associates, Inc., Ortiz, Lord, Hope &

Associates, Professional Consulting Psychoeducational Services, Inc., Resonancia PR / MEX, Inc. and Vanguard Asset Management Group, Inc

E. Acquisition and sale of properties We advise and educate public housing residents to empower them with the right tools that will guide them through the process of becoming owners. Sales of Housing Units

The fiscal Year 2016-2017

- 23 housing units sold during this year.

The fiscal Year 2017-2018

- At the moment 15 units have been sold.

The total collection of these sales was \$ 961,276.00.

Units approved by PRPHA HUD for sale in the year 2017-2018 Sale program

Section 5h

PROYECTO	PROYECT NUMBER	MUNICIPALITY	UNITS FOR SALE	SOLD
Alturas de Cibuco	RQ005182	Corozal	19	8
Villa de los Santos I	RQ005199	Arecibo	11	5
Villa de los Santos II	RQ005175	Arecibo	15	5
Las Delicias	RQ005160	Ponce	9	1
Alturas de Vega Baja	RQ005190	Vega Baja	14	4
Cidra Housing	RQ005249	Cidra	7	3
Antigua Vía	RQ005192	San Juan	17	6
Campo Verde	RQ005240	Bayamón	9	1
Santa Catalina	RQ005115	Bayamón	2	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	2	1
Villa Evangelina IV	RQ005147	Manatí	10	1
Villa Evangelina III	RQ005146	Manatí	2	0
Villa Evangelina II**	RQ005121	Manatí	1**	0
Jesús María Lago	RQ005109	Utua	2	0
TOTALES			128	40

** Abandoned Units

Section 32 Sales Program

PROYECTO	PROYECT NUMBER	MUNICIPALITY	UNITS FOR SALE	SOLD
Caguax	RQ005051	Caguas	4	0
Extensión La Granja	RQ005256	Caguas	25	5
Alturas de Montellanos	RQ005201	Cayey	38	8
Villa Navarro	RQ005126	Maunabo	58	8
Canás Housing	RQ005248	Ponce	49	6
Estancias de Santa Isabel	RQ005255	Santa Isabel	9	4
Extensión Santa Elena	RQ005109	Yabucoa	42	6
Reparto Horizonte	RQ005235	Yabucoa	36	6
TOTALES			261	43

Turnkey Program

PROYECTO	PROYECT NUMBER	MUNICIPALITY	UNITS FOR SALE	SOLD
Ramírez de Arellano	RQ005053	Mayagüez	80	70
Jardines de Quintana	RQ005030	San Juan	2	1

Total planned sales for the fiscal year 2017-2018 = 154

• Total sales revenue 2017-2018:

Section Program 5h \$ 67,000.00

Section 32 Program \$ 1,248,000.00

TOTAL \$ 1,315,000.00

F. Community digital libraries:

- During 2017, we had 143 active libraries in our communities.
- During the last years, the PRPHA has invested \$ 2,481,102.09 in the establishment and modernization of the libraries.
- By 2018 we plan to develop and inaugurate Technological Educational Centers through which residents will acquire skills and knowledge through educational programs and services in a technological environment.

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>See Attachment B</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment G</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<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>
C.1	<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 D</p>

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