

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

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

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

PHA Fiscal Year Beginning: (MM/YYYY): July 1, 2015

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

Number of PH units: 54,611 Number of HCV units: 0

3.0 Submission Type

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

4.0 PHA Consortia

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

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

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

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

Effectively manage public housing resources, promote social and economic self-sufficiency of our customers and together contribute to improving the quality of life in Puerto Rico.

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

Operation and Management

- REAC 2013 inspections were completed and the Agency received highest score for the PRPHA history better than 2012.
- The Maintenance Division of the Bureau developed a Plan guides establishing Annual Maintenance and preventive Maintenance plan and staff training on REAC and UPCS inspections.
- For REAC 2014; 163 AMP'S for 294 AMP'S will be inspected.
- Received a HUD approval for the hot water heater plan continue with the installation according to the plan submitted to HUD.
- Comply with the PHAS Certification.

Internal Audit Office

- Risks are appropriately identified and managed.
 - Perform audits as provided in the Plan in accordance with the priority established based on risks, materiality and resources.
 - The interaction amongst administrative groups is appropriate.
 - Financial, managerial or operational information is accurate, reliable and timely.
 - The actions of the employees are in compliance with politics, standards, procedures and applicable laws and regulations.
 - The resources are properly acquired, used efficiently and adequately safeguarded.
 - Programs, plans and objectives of management are being achieved.
 - Quality and continuous improvement are contemplated in controlled processes.
 - Legislative and regulatory issues with a significant impact on the PRPHA are properly identified and addressed.
- Furthermore,
- Follow up on Corrective Action Plans (CAP) of all reports issued with some marking.
 - Promote and encourage with trainings, seminars and talks, a competent team to perform an efficient job.
 - Be able to achieve a compliance with PROCIP assessment conducted by the Office of the Comptroller of Puerto Rico.

Admission and Continued Occupancy Area

Provide adequate and safe housing seeking families, and keep occupied housing units complying with laws, rules and regulations established by HUD and PRPHA.

1. Expand opportunities of assisted living by project with continued use of the centralized and mechanized waiting list.

A. Objectives:

- a. Successfully reaching the daily operations in the Occupancy Area of public housing with the mechanized system to achieve greater efficiency and ensure compliance with existing procedures and regulations.

2. Enhancing the community quality of life and revitalize the economy by designating elderly or disabled tenants projects and/or buildings for ensure compliance with the lease agreement.

A. Objective:

- a. Submit a proposal for projects or buildings designated for elderly people also can be occupied by persons with disabilities.

3. Ensure compliance with policies contained in the "Admission and Continued Occupancy Policy" (ACOP).

A. Objective:

- a. Provide training to all Selection and Occupancy Staff about the policies included in the ACOP.

Security Office:

- Extension, alert and analysis of gunshot detection program to the municipalities of Caguas, Carolina and Cayey.
- Create the Police Department Housing Program.

Residents and Community Programs:

Facilitate economic self-sufficiency of individuals and the community by encouraging participation of residents and residents' organizations to promote individual and collective responsibility. Stimulate pro-active participation of residents in administrative matters in their projects, social and economic self-sufficiency, to result in the decrease of criminal activity and improve quality of life.

5.2

Objectives:

- Provide support services for public housing residents to improve the quality of life of individuals, families and the community.
- Develop programs that strengthen families and individuals to give them access to the necessary tools and opportunities that the move towards economic self-sufficiency.
- To promote social and community development in our public housing projects.
- Develop individual self-esteem and community solidarity; promote the development of values, our tenants in order to reduce crime and the use of illegal substances through recreation and sport.
- Promote community service program as an instrument of integration and community commitment.
- Work against the use of illegal substances.
- Contribute to improving mental and physical health of all residents.
- Orient and train residents living in 5H and Section 32 housing units to be owners.
- Ensure that residents participate by 80% through the organization of community groups so they can handle the interests, needs and problems in communities.
- Achieve promote the participation of resident councils in meetings with PRPHA.
- Provide training to the staff of the Quality of Life Department, Management Agents and Residents.

- Achieve 100% of the training of Resident Councils in the use of fund participation of residents and working with the communal areas.
- Achieve rehabilitate the Community Digital Libraries located in public housing.
- Achieve monitoring 25% of public housing projects.
- Coordinate with the Property Management Bureau all HUD visits related to Asset Management.

Information Technology Area (IT)

- Provide technical support to all areas, offices and programs PRPHA.
- Provide seminars to the Department of IT Staff for your professional growth.
- Provide support to the Community Services Program through the development of the Learning Centers that will become in Digital Community Libraries. In Digital Community Libraries seeks to promote community activity and overall development of the residents in studies, level jobs, prepare documents and online services with Government Agencies of the Commonwealth of Puerto Rico. In residential showing us the Community Services Program.

Development and Construction Area (Goals and Milestones):

Fiscal Year 2015

5.2

A. Begin with the design of the following projects

- Luis Llorens Torres (RQ-2009) – the PRPHA considers the demolition of the commercial lots and the design of new construction of business incubators, a Community Electronic Center and recreational areas (playground/open areas, etc.)
- Los Laureles (RQ-5069) – demolition on an existing building / construction of new building.

B. Begin with the construction and/or demolition of the following projects:

- Las Gladiolas (RQ-5015/5140) – a portion of the total units to be considered in the proposed new mixed-financed development project
- Jardines del Paraíso (RQ-5011) – complete the modernization.
- Villa Monserrate (RQ-5154) – demolition

C. UFAS Accesible Unit Plan

- Partial construction activities in a total of 243 units located on various public housing developments for full compliance with ADA standards, as per established in the PRPHA’s Voluntary Compliance Agreement

D. Capital Improvements / Extraordinary Maintenance

- An investment of \$10 million on various projects

Fiscal Year 2016

A. Begin with the design of the following projects

- Bernardino Villanueva (RQ-5024) – modernization
- Los Alamos New Development (RQ-5056) – a portion of the total units to be considered in the proposed new mixed-financed development project

B. Begin with the construction and/or demolition of the following projects:

- Torres de la Sabana (RQ-5103) – demolition
- Los Cedros (RQ-5106) – demolition
- Nuestra Señora de Covadonga (RQ-5114) – demolition of 5 buildings
- Jardines de Monte Hatillo (RQ-5039) – demolition of 2 buildings
- Bella Vista (RQ-3101) – modernization
- José Gautier Benítez (New Development [RQ-3033]) - a portion of the total units to be considered in the proposed new mixed-financed development project
- Puerta de Tierra Phase 1 – a portion of the total units to be considered in the proposed new mixed-financed development project
- Luis Llorens Torres (RQ-2009) – the PRPHA considers the demolition of the commercial lots and the design of new construction of business incubators, a Community Electronic Center and recreational areas (playground/open areas, etc.)
- Ana Catalina (former Santa Catalina [RQ-5028]) – demolition / new construction of Buildings 14 & 32

5.2

C. UFAS Accessible Unit Plan

- Design & Third Party Evaluator.
- Partial construction activities in a total of 387 units located on various public housing developments for full compliance with ADA standards, as per established in the PRPHA's Voluntary Compliance Agreement

D. Capital Improvements / Extraordinary Maintenance

- An investment of \$10 million on various projects

Fiscal Year 2017

A. Begin with the design of the following projects

- Rafael Torrech (RQ-5003) – modernization
- Los Peña (RQ-5159) – demolition
- Loma Alta (RQ-5253) - modernization
- Torres de la Sabana [New Construction (RQ-5103)] – a portion of the total units to be considered in the proposed new mixed-financed development project
- Los Cedros [New Construction (RQ-5106)] – a portion of the total units to be considered in the proposed new mixed-financed development project
- Los Laureles (RQ-5069) – demolition on an existing building

B. Begin with the construction and/or demolition of the following projects:

- Los Alamos New Development (RQ-5056) – a portion of the total units to be considered in the proposed new mixed-financed development project
- Los Laureles (RQ-5069) – demolition on an existing building
- José Gautier Benítez (New Development [RQ-3033]) - a portion of the total units to be considered in the proposed new mixed-financed development project
- Agustín Stahl Phase II (RQ-3100) – modernization
- Alturas de Cupey Phase II (RQ-5034) – modernization
- Puerta de Tierra [New Development (RQ-2003)] - a portion of the total units to be considered in the proposed new mixed-financed development project

C. UFAS Accessible Unit Plan

- Third Party Evaluator.

D. Capital Improvements / Extraordinary Maintenance

- An investment of \$10 million on various projects

Fiscal Year 2018

A. Begin with the design of the following projects

- Puerta de Tierra [Stage Two of Phase A (RQ-2003)]– Design for new construction
- Jardines de Montellano (RQ-5027) – the PRPHA evaluates the possibility to convert Building A into an Elderly
- Villa Monserrate New Development (RQ-5154) - a portion of the total units to be considered in the proposed new mixed-financed development project
- Monte Isleño (RQ-5054) – modernization
- Los Laureles (RQ-5168) – modernization
- Franklin Delano Roosevelt Phase II (RQ-4003/4004) – modernization

B. Begin with the construction and/or demolition of the following projects:

- El Taino (RQ-5202) – modernization
- Loma Alta (RQ-5253) - modernization
- Rafael Torrech (RQ-5003) – modernization
- Los Alamos New Development (RQ-5056) – a portion of the total units to be considered in the proposed new mixed-financed development project

C. UFAS Accessible Unit Plan

- Third Party Evaluator

D. Capital Improvements / Extraordinary Maintenance

- An investment of \$10 million on various projects

5.2

Fiscal Year 2019

5.2

- A. Begin with the design of the following projects
- Los Peña [New Construction (RQ-5159)] – a portion of the total units to be considered in the proposed new mixed-financed development project
 - El Flamboyán (RQ-5081) - modernization
 - Cuesta Vieja (RQ-5149) - modernization
- B. Begin with the construction and/or demolition of the following projects:
- Puerta de Tierra [Stage Two of Phase A (RQ-2003)] –new construction
 - Bernardino Villanueva Phase 1 (RQ-5024) – modernization
 - Los Peña (RQ-5159) – demolition
 - El Taino (RQ-5202) – modernization
 - Villa Monserrate New Development (RQ-5154) - a portion of the total units to be considered in the proposed new mixed-financed development project
- C. Capital Improvements / Extraordinary Maintenance
- An investment of \$10 million on various projects

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

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

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

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

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

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

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

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

II. Finance:

Refer to Financial Resources (Attachment I)

III. Rent Determination:

Refer to ACOP (Attachment J, Chapter VI).

IV. Operations:

- Continue the goal for this fiscal year will be the reorganization of the Property Management Area, based on the new regulations on “Asset Management” and “Project Base”.
- Keep tracking of the hot water plan approved by HUD to ensure the approval of funds for the years 2014 – 2015.

A. Property Management Bureau

- Inspections for the year 2014 are planned by HUD to begin in April 2014.
- The Agency complied with the Physical Inspection Indicator #1 for fiscal years 2013 and 2014.
- Continue the Maintenance Division developed a Plan to set Annual Maintenance Guidelines and preventive Maintenance Plan.
- Continue with the monthly meetings with the Management Agents which will guide on everything related to the operational areas.

V. Grievance Procedures:

Refer to ACOP (Attachment J).

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 /2015
RQ005010044	Emiliano Pol	208	December /2015
RQ005010040	Leopoldo Figueroa	240	December /2015
RQ005010041	Beatriz Lasalle	100	December /2015
RQ00505024	El Cemí II	240	December /2015

VII. Community Service and Self Sufficiency Programs:

The Division of Economic Self-Sufficiency through eleven (11) Management Agents, twelve (12) Municipalities, also different Contractors and Prevention Division, developed and implemented various programs to help strengthen families and individuals giving them access to the necessary tools and opportunities that leads to economic self-sufficiency. Promoting self-residents in finding and retaining employment; by providing educational tools to improve their academic skills; helping to train the participant to acquire knowledge, occupational and vocational skills to enable it to perform in the workplace and assisting residents to develop or enhance their entrepreneurship by providing the tools and facilitating the achievement of their goals through workshops, trainings and Program Business Development Procedures. Section 3 program offers alternatives aimed at job training, employment and contracting opportunities for residents of low- income in connection with its projects and activities in their communities.

6.0

The United States Department of Housing and Urban Development is the Federal agency that measures the efforts of the Puerto Rico Public Housing Administration to coordinate, promote and provide programs and activities that facilitate the economic self-sufficiency of our residents. In this fiscal year we impact 3,490 families to guide members over 18 years. We got 6,082 bonafide residents over 18 were oriented about the services and programs offered at the Community Program and Residents Area. In addition, we performed a total of 323 jobs activities with 8,576 participants.

In these fairs all participants (public housing residents and surrounding communities) enjoyed directly from the services, educational opportunities, trainings, employment location or job training, among others, offered by various public and private agencies that participated.

6.0

Economic Self-Sufficiency Programs (24 CFR 5.603)	Achievements
Education	657 Residents examined in Grade 12 of High School. 699 Residents were enrolled in college, associate degrees or others.
Employment	403 residents were located.
Training	141 trainings where expanded the skills of 689 participants
Section 3	258 residents were employed, 472 residents were offered contracts and were given opportunity to expand their occupational skills to 2,559 residents.
Business Development	75 new microenterprises were established; 106 corporate trainings and economic self-sufficiency offered to those residents who were interested in training to get your small business. 86 small business contracts were also awarded. The entrepreneurs had the opportunity to exhibit and sell their products and / or services in the following activities: Department of Housing Week (6 to 10 October 2013)

VIII. PHA Safety and Crime Prevention Measures:

Shots Detection System (ShotSpotter)

1. It started with the initial phase of "ShotSpotter" Program. This is working and has-been reliable to Clarify several crimes.
2. It began with the installation of "ShotSpotter" Program to the Municipalities of Trujillo Alto and Bayamón.

IX. PHA Pet Policy:

Refer to ACOP (Attachment J, Chapter X).

X. PHA Civil Rights Certification:

Refer to Form HUD 50077 (Attachment A).

XI. PHA Fiscal Year Audit:

The Internal Audit Office establishes an Annual Work Plan which sets audits to be performed based on risk analysis. Also conducts special audits recommended by management or other areas or dependencies that understand they need our office to conduct a research or audit.

Currently, we have a complaints line, which we expect will help us address and canalize concerns raised by the clients.

6.0

We are conducting audits: the waiting list, negative income and payment plan areas. This will allow us to provide recommendations to management to help improve processes for better customer/residents services.

Our projection is to expand our services and to cover a larger number of investigations and audits.

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.
- Acquisition of non-dwelling and dwelling structures.
- Conduct annual comprehensive Physical Needs Assessment (PNA) of the public housing dwelling and non-dwelling stock.

XIII. Violence Against Women Act “VAWA”:

Notice to Applicants on the Protection Under the Law of Violence against Women of 2005 (VAWA)

1. The PRPHA provides all applicants and tenants a notice about their protection and rights under VAWA when submitting an application for housing assistance, at the time of admission or at the time of the annual re-examination.

The notice explains the protections offered under the law, inform each applicant or tenant of the confidentiality requirements of the PRPHA and provide contact information for local victim advocacy groups and service providers. He also informed of the provisions of the Act relating to the cancellation of contract.

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

6.0

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

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

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

The PRPHA Plan and supporting documents will also be available for public inspection at the PRPHA’s central office located at #606 Barbosa Avenue, 9th Floor – Strategic and Planning Office - in San Juan and on the website at www.avp.gobierno.pr. To examine the supporting documents should phone (787) 759-9407 ext. 3018 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.

(a) Hope VI or Mixed Finance Modernization or Development

As part of PRPHA's revitalization efforts, the PRPHA is pursuing mixed-finance redevelopment of the sites listed below. PRPHA proposes to use various funding sources to develop these sites, which may include 4% or 9% Low-Income Housing Tax Credits (LIHTC), HOME, CDBG, Capital Funds, Replacement Housing Factor Funds, Deferred Developer fee, among other public and affordable housing sources in order to facilitate the redevelopment financing of these site.

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

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

(b) **Demolition and/or Disposition:** 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	168	21
RQ005010003	Puerta de Tierra	484	11
RQ005004004	José Gautier Benítez	492	51
RQ005003026	Los Alamos	376	29
RQ005009003	Luis Muñoz Rivera	Oficina de Administración	1
RQ005002006	La Meseta	Oficina de Administración	1
RQ005501003	Las Amapolas	204	12
RQ005005028	Santa Catalina	6	1
RQ005003023	El Coquí	Edif. de Administración y Centro Comunal	1
RQ005004004	José Gautier Benítez	kiosk	2

7.0

The PRPHA has the HUD's Approval for disposition the following:

AMP	Development Name	Total Units	Total Bldg
RQ005003026	Los Alamos	376	29

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	Day Care Center	1
RQ005004002	Villa Monserrate	104	8
RQ005005028	Los Cedros	324	2
RQ005005103	Torres de Sabana	452	5
RQ005005002	Felipe Sánchez Osorio	Administration Bldg.	1
RQ005004006	Brisas del Turabo I	12	1
RQ005004007	Brisas del Turabo II	12	1
RQ005002005	Bella Vista	24	3
RQ005005028	Santa Catalina	15	2

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

AMP	Development Name	Total Units	Total Bldg
RQ005010038	Las Amapolas	204	12
RQ00501025/01047	Las Gladiolas I y II	676	4
RQ005010003	Puerta de Tierra	484	11
RQ 005004004	José Gautier Benítez	492	51

(c) **Conversion of Public Housing:**

PRPHA is in the process of reviewing HUD's Required Conversion Candidate Report to address any necessary updates and corrections and intends to include a proposed plan for these sites in either an amendment to the Plan or in the following year's Plan.

(d) **Homeownership:**

Section 5 (H)

7.0

Projects	Municipalities	RQ	AMP	Units
Antigua Vía	San Juan	005192	005010053	17
Alturas de Cibuco	Corozal	005182	005006015	19
Cidra Housing	Cidra	005249	005006010	6
Villa de Los Santos I	Arecibo	005199	005002007	10
Villa de Los Santos II	Arecibo	005175	005002007	15
Las Delicias	Ponce	005160	005009026	7
Alturas de Vega Baja	Vega Baja	005190	005002032	14
Jardines de Buena Vista	Cayey	005058	005006006	1
Los Laureles	Cayey	005029	005006006	1
Villa Evangelina IV	Manatí	005147	005002019	10
Villa Evangelina II	Manatí	005121	005002019	1
Villa Evangelina III	Manatí	005146	005002019	2
Jesús María Lago	Utua	005107	005009034	2
Campo Verde	Bayamón	005240	005003016	13
Santa Catalina	Bayamón	005115	005003002	1
El Cortijo	Bayamón	005215	005003015	1
Reparto Valencia	Bayamón	005215	005003015	3
Felipe Sánchez Osorio	Carolina	003025	005005002	2

Section 32 (Proposal signed December 28, 2008)

7.0

Projects	Municipalities	RQ	AMP	Units
Caguax	Caguas	005051	005004008	6
Ext. La Granja	Caguas	005256	005004013	25
Santa Elena	Yabucoa	005109	005007011	60
Reparto Horizonte	Yabucoa	005235	005007011	37
Villa Navarro	Maunabo	005126	005007005	67
Alturas de Montellano	Cayey	005201	005006006	80
Estancias de Santa Isabel	Santa Isabel	005255	005006033	11
Cana Housing	Ponce	005248	0005009026	80

Turnkey III

Project	Municipalities	RQ	AMP	Units
Jardines de Quintana	San Juan	005030	0050010021	2
Ramírez de Arellano	Mayagüez	005053	005008019	80

(e) **Project- Based Voucher:**

PRPHA intends to explore the possibility of including project-based vouchers at some of their sites. PRPHA will follow the proper HUD procurement process to obtain PBVs.

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 G)

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 H)

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 G and H)

<p>9.0</p>	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of the applicant families are registered in the mechanized waiting list for projects. Currently we have 28,650 families on the waiting list for public housing.</p> <p>Refer to (Attachment R)</p>
<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Selection and Occupancy Area will provide an affordable, safe and decent housing to applicants on waiting list, in compliance with applicable regulations. The need is supplied by the allocation of housing, transportation and mandatory changes according to the occupancy procedures and regulations established.</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.

- The implementation of the Yardis System in the Project Management Area.
- During this year the Office of Internal Audit of the Puerto Rico Public Housing Administration intends to go through an assessment, "Full Quality Assessment", which is performed by a trained external resource (CPA, CIA) that will pass judgment on the operations of our office and will issue an opinion about the same. This will allow us to add value, "standing" and confidence to the work done in our office.
- PRPHA built the largest installation of solar photovoltaic (PV) sponsored by the government, the public housing project Puerta de Tierra. It consists of 1,014 photovoltaic solar modules to be installed in areas of existing roof and carport structures in the parking area.
- As part of the modernization of residential El Coqui, the renewable energy system consisting of 40 solar cells in the new Administration Building and Community Center will be installed.
- PRPHA is in the process of construction of 153 new housing units one and two rooms for elderly (called Egida Felipe Sánchez Osorio) at the location of the old public housing project Felipe Sánchez Osorio. As part of the construction of the units will be installed solar water heaters for each of the units. The project will comply with the requirements of "Energy Star".
- PRPHA work in 2015 with the implementation of the assessment tool of physical needs of HUD, the Green Physical Needs Assessment ("Green PNA").
- PRPHA planning review board credit for utilities. He shall also send negative income payments directly to profit agencies, option contemplated in the ACOP and the lease. PRPHA plans to refinance bonds issued in 2003 to raise additional funds for the construction, acquisition and / or modernization of public housing projects.

(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.

10.0

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

(A) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

(B) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(C) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(D) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(E) 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.

(F) Challenged Elements

(G) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

11.0

(H) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

(I) Financial Resources

(J) ACOP

(K) Lease Agreement

(L) Certification by State or Local Official of PHA Plans Consistency w/the Consolidated Plan

(M) Public Hearing Announcements

(N) Sign-in Sheets

(O) Public Hearing Minutes

(P) Photos

(R) Housing Need