

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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 Department of Housing (PRDH) </u> PHA Code: <u> RQ901 </u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 07/01/2019 </u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u> 9,757 </u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission <i>AMENDED INFORMATION IS IN ITALICS</i></p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The PHA Annual Plan and associated documents were available for review at Centrol Office located in San Juan at the Office of the Assistant Secretary of Subsidized Housing. The physical address is Juan C. Cordero Davila Building, Barbosa Avenue #606, 5th floor, San Juan, Puerto Rico.</p> <p><i>The Amendment to this Annual Plan was made available at the same location.</i></p> <p>The PRDH-RQ901 administers 9,757 vouchers throughout the island with nine (9) Regional Offices. They are located at:</p> <ul style="list-style-type: none"> ▪ Aguadilla Regional Office can be reach at (787) 274-2527 ext. 2901 and serves the following (9) municipalities: Aguadilla, Aguada, Isabela, Quebradillas, Moca, San Sebastian, Lares, Afiasco and Rincon. ▪ Arecibo Regional Office can be reach at (787) 274-2527 ext. 2511 and serves the following (11) municipalities: Camuy, Arecibo, Hatillo, Utuado, Barceloneta, Florida, Manattf, Vega Baja, Vega Alta, Morovis and Ciales. ▪ Bayamán Regional Office can be reach at (787) 274-2527 ext. 2012 and serves the following (8) municipalities: Bayaman, Dorado, Toa Baja, Toa Alta, Corozal, Naran'ito Catafio and Comerio. ▪ Caguas Regional Office can be reach at (787) 274-2527 ext. 271 1 and serves the following (8) municipalities: Caguas, Barranquitas, Cidra, Cayey, Aguas Buenas, Gurabo, Aibonito and Salinas. ▪ Carolina Regional Office can be reach at (787) 274-2527 ext. 2103 and serves the following (9) municipalities: Carolina, Trujillo Alto, Lofza, Canovanas, Luquillo, Rio Grande, Fajardo, Culebra and Vieques. ▪ Humacao Regional Office can be reach at (787) 274-2527 ext. 2601 and serves the following (11) municipalities: Humacao, Ceiba, San Lorenzo, Arroyo, Patillas, Maunabo, Guayama, Juncos, Las Piedras, Yabucoa and Naguabo. ▪ Mayaguez Regional Office can be reach at (787) 274-2527 ext 2801 and serves the following (9) municipalities: Mayaguez, Hormigueros, Lajas, Cabo Rojo, San Germán, Sabana Grande, Maricao, Las Marias. ▪ Ponce Regional Office can be reach at (787) 274-2527 ext. 2301 and serves the following (11) municipalities: Ponce, Yauco, Guayanilla, Peiuelas, Adjuntas, Jayuya, Orocovis, Villaba, Coamo, Juana Diaz and Santa Isabel.

- San Juan Regional Office can be reach at (787) 274-2527 ext. 5154 and serves (2) municipalities: San Juan and Guaynabo.

VAWA:

**PRDH has adopted the following goals and objectives for the Domestic Violence policy:
Prohibition against denial of assistance to victims of domestic violence, dating violence, and stalking**

**If the Waiting List is opened the victim should be placed on the waiting list
The applicant/tenant/victim will be treated with respect and dignity**

VAWA was incorporated into the property owner and tenant orientation process.

- **PRDH is notifying Housing Choice Voucher owners of VAWA.**
- **PRDH is notifying vouchers holders of their right under VAWA including the possible portability of vouchers between jurisdictions to escape an imminent threat of further domestic violence or stalking.**

**Assistance can be offered thru any of the available Housing Programs for the PRDH
PRDH has a MOU with the Department of Family and has 100 vouchers assigned for the Family Unification sub-program (whenever possible efforts have been combined to obtain or maintain housing).**

PHA Consortia: (Check box if submitting a joint 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
Lead HA:				

B. Annual Plan.

B.1**Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Informal Review and Hearing Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Significant Amendment/Modification. |

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

The Puerto Rico Public Housing Administration (PRPHA) will be submitting a request to the U.S. Department of Housing and Urban Development (HUD) to transfer the Section 8 Housing Choice Voucher Programs currently operated by the Puerto Rico Department of Housing and the Puerto Rico Housing Finance Authority to PRPHA, effective January 1, 2020. Once HUD approves the transfer, the Puerto Rico Department of Housing will no longer operate the Housing Choice Voucher program. The transfer will consolidate Puerto Rico's tenant based housing programs under one organization. Included in the transfer from the two agencies to PRPHA will be all financial resources, including program reserves, staff and assets. A new Administrative Plan has been prepared and attached to the PRPHA Annual Plan Amendment, being made available for public comment concurrently with this Amendment. The Administrative Plan includes the policies for waiting list management, preferences, admission and continued participation in the program, rent reasonableness, subsidy standards, minimum rents, informal reviews and hearings, inspections, outreach to owners and underserved populations and other Housing Choice Voucher policies required by HUD. In addition to operating the conventional Housing Choice Voucher program, PRPHA will be requesting the transfer of special purpose vouchers, including:

- *VASH*
- *FUP*
- *FSS*
- *Housing Choice Voucher Homeownership Program*
- *Project Based Voucher Program*

<p>B.3</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, please describe: 1 finding was identified by the Single Audit related to; Finding 2017-002: Condition: Enforcement test: Time granted for (11) tenants to correct a deficiency was monitored within three (3) days and four (4) month after the thirty (30) days calendar days' period established by regulation. Two (2) units were not inspected after the 20 calendar days period.</p>
<p>B.4</p>	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.5</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Mission: PRDH has promote affordable housing opportunities free from discrimination. We are encouraging and promoting independence of assisted families through the Family Self Sufficiency (FSS) and Homeownership programs, reaching Section 8 participants and HUD-VASH families.</p> <p>Goals:</p> <ul style="list-style-type: none"> o Occupy the total of the 9,757 vouchers assigned to the PRDH <ul style="list-style-type: none"> o Out of 141 FSS vouchers, PRDH has 110 FSS families with contracts of participation, 49 of the families have escrow balances, and we expect to occupy all the assign slots encouraging and promoting independence from the HCV/Section 8 Program. o Outreach to Section 8 families to participate and expand the Homeownership program. o Occupy the 75 vouchers assigned to the HUD-VASH vouchers program helping to end the homeless population in Puerto Rico <p>PRDH expects to sign five (5) new HAP contract from the PBV program that will allow assistance to 247 additional multifamily or elderly families.</p> <p>PRDH will announce a Request for Proposal (RFP) for new construction PBV Projects that requires substantial rehabilitation. The purpose of the PRDH is to promote and increase housing inventory to serve homeless population among others, in need of special services such as: Homeless, Elderly/Disabled, Veterans</p> <p>Ending paper applications by applying to the PRDH Waiting List by phone or e-mail and requiring that all rent subsidy payments will be deposited only by Direct Deposits.</p> <p>A Contract was signed with an independent Inspection Company, which will allow compliance with HQS requirements for both timely annual inspections and reinspections</p> <p>Reach-out to the Landlord's Associations ("Asociación de Arrendadores y Bienes Raices" de PR or San Juan Realty Association) seeking for available units.</p> <p>Identify and appoint new staff needed to comply with Section 8 missions and goals.</p> <p>PRDH is confident to be classified again as a SEMAP High Performance Agency.</p>

B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) 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>
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Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(d\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))

B.4 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

B.6 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.7 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality