

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. 2577-0226 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-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 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 or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Puerto Rico Public Housing Administration</u> PHA Code: <u>RQ – 005</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 2020</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>53,757</u> Number of Housing Choice Vouchers (HCVs) <u>12,698</u> Total Combined Units/Vouchers _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged</p>

to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The PHA Annual Plan and associated documents were available for review at Central Office located in San Juan at the Office of the Assistant Secretary of Subsidized Housing or at the Strategic Planning Office. . The physical address is 606 Juan C. Cordero Davila Building, Barbosa Avenue, 9th and 5th floor, San Juan, Puerto Rico or webpage <http://www.avp.pr.gov>.

The PRPHA-RQ005 administers 12,698 vouchers trough-out the island with nine (9) Regional Offices. They are located at:

- 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, Añasco and Rincón.
- Arecibo Regional Office can be reach at (787) 274-2527 ext. 2511 and serves the following (11) municipalities: Camuy, Arecibo, Hatillo, Utuado, Barceloneta, Florida, Manatí, Vega Baja, Vega Alta, Morovis and Ciales.
- Bayamón Regional Office can be reach at (787) 274-2527 ext. 2012 and serves the following (8) municipalities: Bayamón, Dorado, Toa Baja, Toa Alta, Corozal, Naranjito Cataño and Comerío.
- **Caguas Regional Office** can be reach at (787) 274-2527 ext. 2711 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, Loíza, Canovanas, Luquillo, Río 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 Marías.
- **Ponce Regional Office** can be reach at (787) 274-2527 ext. 2301 and serves the following (11) municipalities: Ponce, Yauco, Guayanilla, Peñuelas, Adjuntas, Jayuya, Orocovis, Villaba, Coamo, Juana Díaz 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:

PRHA has adopted the following goals and objectives for the domestic violence policy;
Prohibition against the denial of assistance to victims of domestic violence, dating violence and stalking (Pub. L. 109-162)

- If the Waiting List is opened, the victim must be placed on the waiting list
- The applicant / tenant / victim will be treated with respect and dignity.
- VAWA joined the landlord and tenant orientation process.
 - PRPHA notifies VAWA housing selection voucher owners.
 - The PRPHA is notifying voucher holders of their entitlement under VAWA, including the possible portability of vouchers between jurisdictions to escape an imminent threat of further domestic violence or stalking.
- Assistance may be offered through any of the Housing Programs available to the PRPHA.
- PRPHA has an MOU with the Department of Family and has 100 vouchers assigned for the Family Unification sub-program (provided that possible efforts have been combined to obtain or maintain a home).

PHA Consortia: (Check box 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):

Housing need and strategies to address housing need Projections from the US Census Bureau are revealing and indicate that the increasing trend in the elderly population will continue, which according to Census projections for the year 2020, the population aged 60 and over will represent 25.9 percent of the total population of the island. That is, a quarter of the population will be older. It is expected that by the year 2050, 37.2 percent of the population will be people aged 60 and over.

Population projections of 60 years or older
Puerto Rico
Years 2000 - 2050

YEARS	POPULATION OF 60 YEARS OR MORE	POPULATION TOTAL	% 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: U.S. Census Bureau, International Database.

As part of the initiatives to increase the inventory of public housing projects and attend to the growth in the elderly population, PRPHA will be developing the following projects:

- Golden Age Tower, Toa Baja -160 units
- Estancias Doradas, Ponce - 94 units

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

WAITING LIST FOR QUARTERS OR MUNICIPALITIES

Municipalities	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total
Adjuntas	0	133	56	15	6	0	210
Aguada	0	172	55	49	8	0	284
Aguadilla	0	519	69	19	9	2	618
Aguas Buenas	0	5	3	1	2	0	11
Aibonito	0	136	9	2	1	0	148
Anasco	0	22	5	9	3	0	39
Arecibo	0	182	41	25	5	0	253
Arroyo	0	83	7	9	1	0	100
Barceloneta	0	74	34	20	5	0	133
Barranquitas	0	103	13	9	1	2	128
Bayamon	0	595	93	38	21	4	751
Cabo Rojo	0	38	9	19	3	0	69
Caguas	0	589	149	71	9	0	818
Camuy	0	61	21	13	3	0	98
Canovanas	0	204	195	94	18	2	513
Carolina	0	728	203	99	19	0	1,049
Catano	0	345	185	95	14	2	641
Cayey	0	291	71	116	3	0	481
Cayey	0	0	0	1	0	0	1
Ceiba	0	66	13	9	2	0	90
Ciales	0	37	8	7	3	1	56
Cidra	0	110	11	7	0	0	128
Coamo	0	176	19	13	1	0	209
Comerio	0	85	5	24	2	0	116
Corozal	0	81	46	22	8	2	159
Dorado	0	54	75	30	5	2	166

Municipalities	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total
Fajardo	0	169	78	53	18	2	320
Florida	0	12	8	3	0	0	23
Guanica	0	185	21	21	9	0	236
Guayama	0	110	38	21	6	0	175
Guayanilla	0	221	41	59	4	1	326
Guaynabo	0	284	200	75	18	2	579
Gurabo	0	64	11	3	1	0	79
Hatillo	0	78	14	12	0	0	104
Hormigueros	0	58	15	4	3	0	80
Humacao	0	52	4	6	2	0	64
Isabela	0	1	31	200	1	0	233
Jayuya	0	45	39	31	6	0	121
Juana Diaz	0	132	35	23	0	1	191
Juncos	0	21	11	7	0	0	39
Lajas	0	118	32	33	10	1	194
Lares	0	2	2	14	0	0	18
Las Marias	0	15	8	12	0	0	35
Las Piedras	0	31	4	5	1	0	41
Loiza	0	48	44	8	3	1	104
Luquillo	0	146	46	12	6	2	212
Manati	0	47	11	6	3	1	68
Maricao	0	21	4	2	0	0	27
Maunabo	0	47	22	13	0	0	82
Mayaguez	0	521	63	75	22	1	682
Moca	0	85	57	20	2	0	164
Morovis	0	14	2	2	0	0	18
Naguabo	0	25	8	19	4	0	56
Naranjito	0	55	18	21	1	0	95
Orocovis	0	56	21	2	7	3	89
Patillas	0	91	34	14	3	0	142
Penuelas	0	139	27	58	13	3	240
Ponce	0	784	106	85	10	1	986
Quebradillas	0	34	2	3	5	1	45
Rincon	0	39	11	5	2	0	57
Rio Grande	0	169	123	28	19	1	340
Sabana Grande	0	117	15	15	6	0	153
Salinas	0	265	75	21	7	1	369
San German	0	77	18	3	3	2	103
San Juan	0	2,327	349	180	49	11	2,916
San Lorenzo	0	25	15	2	0	0	42
San Sebastian	0	99	18	8	3	0	128
Santa Isabel	0	19	18	21	3	0	61
Toa Alta	0	54	35	19	3	0	111

Municipalities	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total	Municipalities	0
Toa Baja	0	50	47	24	3	0	124		
Trujillo Alto	0	89	42	29	10	0	170		
Utuaado	0	181	71	21	7	0	280		
Vega Alta	0	141	110	63	8	0	322		
Vega Baja	0	73	21	23	5	0	122		
Vieques	0	54	44	37	4	0	139		
Villalba	0	111	50	21	3	1	186		
Yabucoa	0	17	6	3	0	0	26		
Yauco	0	186	35	29	7	0	257		
TOTAL	0	12,693	3,555	2,290	452	53	19,043		

WAITING LIST DEMOGRAPHIC REPORT

MUNICIPALITIES	Total Families with Disabilities	Total Older Families	Total Families With Children Under 18	Total Families Single Mothers
Aguada	16	47	89	67
Aguadilla	17	73	79	61
Anasco	1	4	17	11
Isabela	8	10	203	144
Moca	10	16	70	50
Rincon	0	9	15	14
San Sebastian	4	21	18	16
Arecibo	19	23	63	45
Barceloneta	6	19	50	43
Camuy	3	13	27	20
Ciales	2	6	17	14
Florida	2	2	10	9
Hatillo	7	11	18	14
Lares	1	0	14	12
Manati	3	8	18	18
Morovis	0	2	4	2
Quebradillas	1	2	9	6
Utuaado	24	73	80	59
Vega Alta	10	40	156	132
Vega Baja	5	18	45	40
Barranquitas	8	17	22	17
Bayamon	10	50	130	99
Catano	16	53	246	213

MUNICIPALITIS	Total Families with Disabilities	Total Older Families	Total Families With Children Under 18	Total Families Single Mothers
Comerio	6	24	30	21
Corozal	17	23	70	42
Dorado	5	15	99	77
Guaynabo	23	49	234	188
Naranjito	10	12	38	23
Orocovis	10	12	23	15
Toa Alta	5	14	48	34
Toa Baja	4	13	65	54
Aguas Buenas	0	0	5	3
Caguas	36	85	176	151
Cayey	29	60	125	95
Cidra	2	19	14	14
Gurabo	6	9	14	12
Juncos	3	5	7	7
San Lorenzo	5	7	4	3
Canovanas	17	54	246	189
Carolina	52	255	235	193
Fajardo	18	39	110	81
Loiza	0	8	48	37
Luquillo	9	15	49	41
Rio Grande	14	32	138	106
Trujillo Alto	7	9	70	51
Vieques	4	19	68	52
Aibonito	11	20	14	11
Arroyo	1	15	13	10
Cayey	0	0	1	1
Coamo	4	19	34	25
Guayama	7	17	34	26
Patillas	8	18	43	32
Salinas	34	65	96	67
Ceiba	2	13	21	14
Humacao	8	6	11	10
Las Piedras	4	2	8	6
Maunabo	4	11	32	25
Naguabo	1	5	27	21
Yabucoa	3	3	8	6
Cabo Rojo	4	5	28	24
Guanica	23	37	47	33

MUNICIPALITIES	Total Families with Disabilities	Total Older Families	Total Families With Children Under 18	Total Families Single Mothers
Hormigueros	2	4	18	15
Lajas	9	32	58	40
Las Marias	2	3	18	9
Maricao	3	8	4	2
Mayaguez	23	72	141	113
Sabana Grande	16	28	29	18
San German	5	15	14	9
Adjuntas	15	56	55	40
Guayanilla	35	57	90	56
Jayuya	10	14	57	38
Juana Diaz	7	33	44	35
Penuelas	13	41	88	54
Ponce	26	115	159	121
Santa Isabel	6	6	33	23
Villalba	4	27	56	48
Yauco	15	30	56	38
San Juan	46	200	374	312
TOTAL	806	2272	5027	3877

(c) The PHA must submit its Deconcentration Policy for Field Office review.

PHA

Deconcentration and other policies governing Eligibility, Selection, and Admission.

The definition of "Working Family" will be eliminated. It will mean a Family in which at least one member of the adult Family has a job and has been employed for six (6) consecutive months, as of the date of the granting of preference. This preference was removed by HUD on Notice PIH 2019-26 of 12/16/2019.

Financial Resources

The PRPHA has refinanced the Puerto Rico Housing Finance Authority's ("HFA") 2003 and 2008 bonds, issued for the modernization of public housing developments. The refinancing of the 2003 and 2008 bonds will result in approximately \$20 million in interest savings. These savings will be used to complement the activities of PHA's capital fund and improve the quality of life of public housing residents.

According to PIH Notice 2018-03, PRPHA intends to use up to 20% of its Operating Subsidy for capital activities, in compliance with HUD requirements.

Please find attached PRPHA funds.

HCV

- Copy of the new Administrative Plan is included.
 - New policies were inserted as part of the voluntary transfers of two PHA's (RQ901 and RQ911) into RQ005. The Administrative Plan includes changes in the Waiting List preferences, changes in Payment Standards, Minimum Rents and inspections policies among others policies.

Financial Resources

- Financial resources of both consolidated and voluntary transfers of PHA's into PRPHA that includes reserve funds, staff and active assets.
- Special programs vouchers will be addressed according to family needs as follows:
 - FSS
 - FUP
 - Homeownership
 - HUD-VASH
 - HCV Tenant Based
 - HCV Project Based
 - Moderate Rehabilitation and SRO
 - Mainstream Vouchers

B.2 New Activities.

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

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

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

Designation of housing for the elderly and / or families with disabilities

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

- Nueva Puerta de San Juan
- Emiliano Pol
- Leopoldo Figueroa
- Beatriz Lasalle
- El Cemí II
- Felipe Sánchez Osorio

PRPHA is developing the following projects:

- José Gautier Benítez - Multifamily (238 housing units) and Elderly project (200 housing units) (Voucher's Section 8).

Notice: PIH-2019-11 (HA)

Final implementation of over income limits for Public Housing under the “Housing Opportunity Through Modernization Act of 2016” (HOTMA)

On July 26, 2018, the United States Department of Housing and Urban Development (HUD) issued the guidelines to implement strict compliance requirements on income limits for units of the Public Housing Program.

The Puerto Rico Public Housing Administration (hereinafter, PRPHA), in compliance with the provisions of the “Housing Opportunity Through Modernization Act of 2016” (hereinafter, HOTMA) has the option of evicting those families whose income is higher than the limits established income or allow them to stay in the public housing unit and pay a higher rental rate.

Pursuant to the above, PRPHA will allow families to remain in the housing units paying a higher rent in accordance with a formula provided by HUD.

According to the provisions of HOTMA and HUD, this policy had to be implemented in the second quarter of 2019. To do this, PRPHA will begin to conduct an examination and / or evaluation of families whose income exceeds 120% of the area's median income. (“AMI”) when an annual or special re-examination is performed. This will be done from July 1, 2020.

Therefore, after the first examination and / or evaluation that is carried out if a family's income exceeds 120% of “AMI” for the first time, the Administration will send a first notice informing the resident that, if their income remains in that level or above this during the next year, the Administration will increase your rent to the “Fair Market Rent”.

On the other hand, if the following year, after the first notice, the family's income exceeds 120% of the “AMI”, the Administration will send another notice to the resident informing him that the Administration will increase his rent to the “Fair Market Rent”.

However, the foregoing, if the Administration determines through an annual or special re-examination that the family no longer exceeds the income limits, the family will no longer be subject to the aforementioned provisions. Therefore, the family will be entitled to a new grace period of two (2) years if they exceed the excess income limits again.

Given the above, the PRPHA estimates that only .48% of its public housing residents will be affected by this mandatory rent increase, if their income continues to exceed 120% of “AMI”.

The table that accompanies in appendix # 2, shows the income levels in which Public Housing families would be considered “over income”, under HOTMA according to the family size and the “AMI” levels of 2019, according to current information.

Three (3) new HAP’s contract were signed providing housing to 89 additional families. PRPHA provides PBV to 26 Elderly or Multifamily Projects in which 2,256 Elderly, Disabled and mixed income families can be assist. They are located in different municipalities and their physical addresses are available upon request.

Project based:

- Egida de las Enfermeras = Municipality of San Juan (81 families)
- Inmobiliaria La Trinidad = Municipality of Ponce (49 elderly families)
- Portal de San Germán = Municipality of San Germán (56 mixed families)
- Los Angeles Housing = Municipality of San Juan (124 families)
- Suarez Sandin Apts. = Municipality of Vega Baja (22 families)
- El Dorado Elderly = Municipality of Juana Díaz (83 families)
- Morovis Elderly = Municipality of Morovis (92 families)
- Cabo Rojo Elderly = Municipality of Cabo Rojo (88 families)
- Egida del Bosque = Municipality of Patillas (120 families)
- Santa Isabel Seniors = Municipality of Santa Isabel (120 families)
- Panorama Gold = Municipality of Bayamón (168 families)
- Las Piedras Elderly = Municipality of Las Piedras (123 families)
- Golden Living Cidra = Municipality of Cidra (120 families)
- Golden Living Barceloneta = Municipality of Barceloneta (91 families)
- Florida Elderly = Municipality of Florida (72 families)
- Golden Residence @ The Village = Municipality of San Juan (140 families)
- Palacio Dorado LLC = Municipality of Toa Alta (103 families)
- Ciudad Lumen LLC = Municipality of San Juan (140 families)
- Las Gladiolas LLC = Municipality of San Juan (28 multifamily units)
- Vistas de Boulevard = Municipality of Humacao (28 multifamilies)
- Puerta de Tierra LLC = Municipality of San Juan (33 multifamily units)
- San Miguel Home for the Elderly = Municipality of Bayamón (82 families)
- Notre Dame for the Elderly = Municipality of Caguas (88 families)
- Galeria Urbana = Municipality of Caguas (25 families)
- Loiza Home for the Elderly = Municipality of Carolina (120 families)
- Paseo Samaritano = Municipality of Humacao = (60 families)

Moderate Rehabilitation:

- Apartamentos Luna (12 families)
- Alameda Towers I y III (162 families)
- Hogar Amparo (SRO) (83 families)

In August of 2015, a Request for Proposal (RFP) as part of a Joint Agency Notice of Funding Availability was announce for new construction or for projects that require substantial rehabilitation. The purpose of the PRDH was to promote and increase housing inventory encouraging property owners to construct standard and upgrade substandard rental housing stock. Eight (8) projects were select with 630 units in Puerto Rico. AHAP’s were singe for each of the selected project. Once the projects are completed, all units must meet HQS inspections. Hurricane Maria slowed down constructions but PRPHA expect that they will be complete this year. Two (2) Projects are pending to complete constructions and consequently sign the HAP contract.

- Hogar Manuel Mediavilla Negrón II = Municipality of Humacao (90 families 1br. units)
- San Blas Apts. LP = Municipality of Coamo = (68 families 1br. units)

PRPHA will announce a Request for Proposal (RFP) for new construction PBV Projects that requires substantial rehabilitation. The purpose of the PRPHA is to promote and increase housing inventory to serve homeless population among others, in need of special services such as:

- Homeless
- Elderly/Disables
- Veterans

Modernization or Mixed-Finance Developments

The PRPHA is considering the development of the following projects using mixed-finance:

- Los Álamos (New Construction) – 192 housing units
- Las Amapolas (New Construction) – 172 housing units for the elderly
- Los Cedros (New Construction) – 84 housing units for the elderly
- Torres de Sabana (New Construction) – 132 housing units
- Los Peña (New Construction) - 144 housing units
- Crisantemos II (New Construction) - 192 housing units
- Ponce de León # 55 – 285 housing units
- Villa Monserrate (Demolition/New Construction) - 72 housing units

Demolition Projects

- José Agustín Aponte Total Demolition – (RQ- 3086 y AMP 005001004P)
- Padre Nazario Total Demolition – (RQ- 3044 y AMP 005009005P)
- Mattei I Total Demolition – (RQ-5233 y AMP 005009007P)
- Mattei II Total Demolition – (RQ-5247 y AMP 005009007P)
- Nuestra Sra. de Covadonga – Demolition of 56 dwelling units (RQ 5114 y AMP 005005029P) – These units are vacant and were added for rehabilitation on FY 2018. Now, we are including these units for demolition on FY2020 instead of rehabilitationA
- Alturas de Ciales y Dos Rios – (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDING)-Pending request design services for demolition.

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 # 2

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:

Section 8

- 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 inspect after the 20-calendar day's period.

B.5 Progress Report.

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

Selection and Occupation:

- Training courses will continue to be offered to Selection and Occupation personnel.
- Continue to offer safe and livable units for Public Housing participants.
- Continue to occupy vacant units to achieve 96% or more occupancy.
- Continue the development of strategies with the VCA and Managing Agents to comply with the procedure for transfers for reasonable accommodation.
- Coordinate and verify compliance with the Tax Credit Program Units and continue to comply with the audits carried out by the Housing Financing Authority.
- Offer assistance by the Managing Agents in the continuous occupation process.
- Orientation / Workshops to Resident Boards on occupation rules and procedures.

Regulation and Compliance Office:

- Achieved the objectives of the annual plan.
- Has been implemented Team Mate software to facilitate the auditor's task.
- A Training Plan according to the needs of auditors was developed.

Housing Choice Voucher Program (HCV)

Mission:

PRPHA 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, HUD-VASH and Family Unification Program families.

Goals:

- Occupy the total of the 12,698 vouchers assigned to the PRPHA including those assigned to Moderate rehab and SRO

- Out of 141 FSS vouchers, PRPHA has 134 FSS families with contracts of participation, 48 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.
- Outreach to Section 8 families to participate and expand the Homeownership program.
- Occupy the 187 vouchers assigned to the HUD-VASH vouchers program helping to end the homeless population in Puerto Rico
- PRPHA expects to sign five (2) new HAP contract from the PBV program that will allow assistance to 158 additional multifamily or elderly families.
- PRPHA will announce a Request for Proposal (RFP) for new construction PBV Projects that requires substantial rehabilitation. The purpose of the PRPHA is to promote and increase housing inventory to serve homeless population among others, in need of special services such as:
 - Homeless
 - Elderly/Disables
 - Veterans
- Ending paperless by applying to the PRPHA's Waiting List by phone or e-mail and requiring that all rent subsidy payments will be deposit only by Direct Deposits.
- A Contract was sign with an independent Inspection Company, which will allow compliance with HQS requirements.
 - Timely annual inspections.
 - Timely re-inspections
- Reach-out to the Landlord's Associations ("Asociación de Arrendadores y Bienes Raíces" de PR or San Juan Realty Association) seeking for available units.
- Identify and appoint new staff need to comply with Section 8 missions and goals.
- PRPHA is confidence to be classify again as a SEMAP High Performance Agency.

Security Office Work Plan

- Expansion of the Gunshot Detection Program, Shotspotter.
- Collaborate for the implementation of the Project Safe Neighborhood program in Housing Projects.
- Collaborate with the US Marshals Service and the Puerto Rico Police Bureau for the identification of sex offenders in public housing projects.
- Collaborate with different law enforcement agencies on investigations related to drug trafficking and controlled substances within the housing projects.
- Collaborate with different law enforcement agencies in the intervention and recovery of illegally occupied units via the crime of usurpation.

- Coordinate with the Office of Inspector General (OIG) the investigations related with housing projects and management companies.

Property Management Area

A. Work Plan

- Coordinate, direct and supervise the intervention and compliance activities of the Public Housing properties, in order to verify that the Management Agents and the Municipality of Camuy comply with the laws, regulations, norms, procedures and 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 Management Agents and Municipalities through interviews, interventions in the projects and inspections of public housing properties.
- Using the technology provided with Yardi Voyager to validate the maintenance reports delivered by the Management Agents and the Municipality of Camuy.
- 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 training in the Asset Management, preventive maintenance, water conservation plan and energy reduction areas.
- Hire the necessary personnel to fill the 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.
- Follow-up the work orders generated using Yardi Voyager's web application and forward them to the Management Agents and the Municipality of Camuy.

- VCA - Conduct or assist in the audit of the needs assessment and reasonable accommodation.
- VCA - Provide support in matters related to accessible units, organization chart and special procedures, contingency plan, compliance team and workshops on the findings.
- Emergency management: provide support in emergency situations according to the Governor's orders.
- Enforce the smoke-free environment rule.
- Review the request for funds for the acquisition of equipment and extraordinary improvements in the PRPHA portfolio.

B. Goals

- Renewal of the maintenance and administration Contract with the Management Agents or Municipalities.
- Assessment of the geographical areas to be assigned to the Management Agent or Municipality.
- Rehabilitation plan for vacant units that are not available to occupy.
- Continuous training to the Agency, Management Agent and Municipality staff regarding the use of the Yardi Voyager Management software and its inspection and work orders module.
- Implementation of an expedited process between the Management Agents and the Municipality of Camuy for the replacement of the existing lighting fixtures in the common areas by LED lighting as long as the projects are not in the Five-Year Modernization Plan of the Agency
- Workshops related to the Energy Conservation and Water Consumption Reduction Plan, Preventive Maintenance and UPCS Inspections will be conducted for employees and residents of the eleven (11) Management Agents and the Municipality of Camuy.
- Enforce the Agency's Energy Conservation and Water Consumption Reduction Plan due to the new reality after Hurricanes Irma and María and the 2020 earthquakes that have affected the properties in the South.
- Being included in the National Standards for the Physical Inspection of Real Estate (NSPIRE) pilot program. This will benefit our staff with the proper training with the new protocol for the Real Estate Assessment System (REAC) inspections.

C. Implementation

- Site and building inspections will be identified as the first step in the need assessment process and for the replacement of existing lighting fixture for every property.
- The work orders generated after this process will be used as part of the evidence for the lighting fixtures replacement.
- The Physical Needs Assessment plan (PNA), must be consistent with the request to replace existing equipment, specifically in the 3.0 item.
- Perform the new Energy Audit on all properties for the 2020-2021 FY.

- Per regulation FR -5913 – N- 2 the field measurement of water consumption will continue and quarterly the energy and water consumption for common areas will be sent, so every Management Agent or Municipality can identify and analyze any anomaly that may occur per meter. 7.
- Periodically initial and follow-up visits to the properties in the PRPHA portfolio to evaluate the performance in every operational area, complaints, fund requests, VCA compliance and others.

D. Achievements:

- Training in the Yardi Voyager Mobile Inspections Module for all of the 11 Management Agents and the Municipality of Camuy.
- With the implementation of Yardi Voyager during the 2019-2020 FY a total of 605,198 work orders were created, and 594,062 were completed during the same period. This is a 98.15% of completion.
- With the full implementation of the Yardi Inspections Mobile module a total of 48,491 units were inspected during 2019-2020 FY among the PRPHA portfolio. This represents a total of 92.16% of the total units.

Development and Construction Area

A. Projects for Demolition:

- Villa Monserrate (RQ 5154) – Total demolition: the bid for the demolition works delayed due to additional environmental requirements. These requirements have very high costs, therefore the PRPHA is negotiating a new development proposal to propitiate a mixed finance Project that could include the demolition of the existing structures.
- Torres de Sabana (RQ 5103) –Total Demolition: the Project is currently under the bidding and award phase.
- Los Cedros (RQ 5106): this Project is currently under the Design Phase – Bidding, Demolition and Contract Documents Phase. It is pending the OGPe’s demolition permit.
- Los Peña (RQ 5159) – It is pending the signature of the Administrator on a transmittal letter and HUD forms to submit the demolition application to the SAC through the PIC.
- After the approval of the demolition application, the request for design services for demolition will be submitted to procurement office.
- Nuestra Señora de Covadonga – 56 units (RQ 5114): Pending the request for A/E services for the demolition drawings preparation, including the submittal of the demolition application for the SAC.
- Padre Nazario (RQ- 3044 and AMP 005009005P) – Total Demolition
- Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDING)-Pending request design services for demolition

B. Demolition / Construction Projects:

- Luis Llorens Torres (RQ 2009) – Commercial building on parcel A: The PRPHA considers the rehabilitation of this building.

- Ana Catalina (formerly Santa Catalina RQ 5028) – Buildings 14 and 32 demolition and construction – The project was completed and given substantial completion, pending the final completion.
- Bella Vista (RQ 3101), including the demolition and re-construction of Building 2 – This project is in the final pending design phase to obtain a building permit, but because Puerto Rico adopted the International Building Building Codes 2018 on November 15, 2018, design changes are needed to comply with the new code. The code analysis report and its redesign recommendations were currently approved (Phase I). It is pending that the Designer submits a proposal for Phase II. This is related to design review due to code changes based on alternatives approved in Phase I. The designer presented to the OGPe a Building Pre Consultation for formal clarification on the subject of requirement (exemption) second staircase and sprinklers, and requirement of insulation when the space is not conditioned. As soon as designer receive a response, he will inform us to discuss and be able to submit the proposal finally.
- The following projects will be rehabilitated due to the damages caused by the earthquakes:
 - Luis Muñoz Rivera – RQ3084 (200 units)
 - Santa Catalina – RQ5028 (17 units)
 - Jardines de Guánica – RQ5183 (14 units)
 - Villas del Cafetal – RQ5191 (19 units)
 - José Tormos Diego – RQ5163 (27 units)
 - Silver Valley – RQ5260 (45 units)

C. Projects for Modernization

- Bernardino Villanueva (RQ 5024) Comprehensive Modernization: Awarded and construction contract signed. Pending completion of relocation of residents, pre-construction meeting and notification of proceeding to the contractor.
- Bella Vista (RQ 3101), including the demolition and re-construction of Building 2: This project is in the final pending design phase to obtain a building permit, but because Puerto Rico adopted the International Building Building Codes 2018 on November 15, 2018, design changes are needed to comply with the new code. The code analysis report and its redesign recommendations were currently approved (Phase I). It is pending that the Designer submits a proposal for Phase II. This is related to design review due to code changes based on alternatives approved in Phase I. The designer presented to the OGPe a Building Pre Consultation for formal clarification on the subject of requirement (exemption) second staircase and sprinklers, and requirement of insulation when the space is not conditioned. As soon as designer receive a response, he will inform us to discuss and be able to submit the proposal finally.
- Agustín Stahl Phase II (RQ 3100): this Project was divided in two phases, B and C. Phase B was bid, but it was cancelled because the lowest bidder was 32% over the construction cost estimate prepared by the designer. Construction and bidding documents were revised and the re-bid was requested, pending bidding announcement.
- Alturas de Cupey Phase II (RQ 5034): the project was in the final design phase pending approval by the PREPA and the reconsideration of the offsite works required by PRASA. However, because Puerto Rico adopted the 2018 International Building Building Codes on November 15, 2018, design changes are required to comply with the new code. Work is currently under way on architecture

and engineering services for code analysis and redesign recommendations, and evaluation of the status of endorsements and permits. Then, based on this analysis, a proposal will be submitted, for design review work for complying with new codes, for proper evaluation and approval

D. New Developments

- José Gautier Benítez (New Development) RQ 3033 – The design final phase finished. Project is under construction.
- Puerta de Tierra (New Development) (RQ 5056) – Construction was completed. Pending documentation for final completion of the project..

E. Planning

- Crisantemos II (RQ 5084) (New Development): Pending to negotiate the development proposal for a mixed-finance Project.
- Los Álamos (RQ 5056) (New Development): Pending to negotiate the development proposal for a mixed-finance Project.
- Ponce de León # 55 (New Development): Pending to negotiate the development proposal for a mixed-finance Project.
- Los Cedros (RQ 5106) (New Development): Pending to negotiate the development proposal for a mixed-finance Project and the demolition of the existing structures.
- Torres de Sabana (RQ 5103) (New Development): Pending to negotiate the development proposal for a mixed-finance Project and the demolition of the existing structures.
- Villa Monserrate (RQ 5154) (Demolition and New Development): Pending to negotiate the development proposal for a mixed-finance Project.
- Rafael Torrech (RQ 5003) – Funds were requested for the procurement of the design. Pending requesting Architecture and Engineering services for the design of comprehensive modernization
- Los Peña (RQ 5159) - Pending to request A/E services for the preparation of demolition drawings and bid documents, once received SAC's demolition approval.
- Loma Alta (RQ 5253) - Pending to request A/E services for the design of the comprehensive modernization works.
- Jardines de Montellano (RQ 5027) - Building A - Pending certification of funds and evaluate proposal for Architecture and Engineering services for feasibility study.
- Monte Isleño RQ 5054 - Pending to request A/E services for the design of the comprehensive modernization works.
- Los Laureles RQ 5168 - Pending to request A/E services for the design of the comprehensive modernization works.
- El Taíno (RQ 5202) - Pending to request A/E services for the design of the comprehensive modernization works.

- El Flamboyán RQ 5081 - Pending to request A/E services for the design of the comprehensive modernization works.

- Cuesta Vieja RQ 5149 - Pending funding certification and proposal evaluation for Architecture and Engineering services for the design of comprehensive modernization.

F. Development proposed for Fiscal Year 2020-2021

- Nuestra Sra. de Covadonga – Demolition of 56 dwelling units (RQ 5114 y AMP 005005029P) – These units are vacant and were included in the rehabilitation for FY 2018. Now we are including these units for demolition on FY 2020 instead of rehabilitation.

- Padre Nazario (RQ- 3044 and AMP 005009005P) - Total Demolition

- Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDING)

- The following projects will be rehabilitated due to the damages caused by the earthquakes:

- Luis Muñoz Rivera – RQ3084 (200 units)
- Santa Catalina – RQ5028 (17 units)
- Jardines de Guánica – RQ5183 (14 units)
- Villas del Cafetal – RQ5191 (19 units)
- José Tormos Diego – RQ5163 (27 units)
- Silver Valley – RQ5260 (45 units)

G. Construction and/or Demolition:

- Alturas de Cupey - Phase II (RQ 5034 y AMP 005010032P) – Comprehensive Modernization Works

- Nuestra Sra. de Covadonga - RQ 5114 y AMP 005005029P) – Demolition of 56 dwelling units - These units are vacant and were included in the rehabilitation for FY 2018. Now we are including these units for demolition on FY 2020 instead of rehabilitation.

- Padre Nazario (RQ- 3044 and AMP 005009005P) - Total Demolition

- Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDING)

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- Jardines de Guánica – RQ5183 (14 units)
- Villas del Cafetal – RQ5191 (19 units)
- José Tormos Diego – RQ5163 (27 units)

- Silver Valley – RQ5260 (45 units)

- Los Alamos (RQ 5056 and AMP 005003026P) New Development

H. UFAS Units Accessibility Plan:

- Partial Construction activities in a total of 512 units located on various public housing developments for full compliance with ADA standards, as per established in the PRPHA's Voluntary Compliance Agreement.

I. Capital Improvements / Extraordinary Maintenances:

- An inversion of \$ **28.5 million** in diverse projects

Technology Information Systems Area (MIS)

In 2019 the Technology Information System Area made changes to the network in order to improve communications and provide greater security in the applications used in the agency.

Internet service communications in project management offices have been improved in order to provide better quality services to our residents.

- Continue to monitor the agency's network in order to prevent possible cyberattacks, internal or external.
- Maintain the security plan of the teams that handle the agency's information.
- Implement the new design of the agency's voice and data communication network in order to consolidate the networks of the Department of Housing and the Public Housing Administration while maintaining the independence of each of the agencies.
- Update the agency's phone box in order to make it more efficient.
- Continue to maintain the operating systems of the servers and computers of the central office and regional offices.
 - a. Implement the use of the "Microsoft One Drive", "Skype for Business", and Teams application.
 - b. Deploy the Microsoft System Center application to provide technical support to users in the central office and regions.
- Work is under way to design the new infrastructure of the central office servers and regional offices.
- Conversion of the application of the Section 8 Program to the Yardi Voyager application.
 - a. Training to Section 8 Program, Central Office and 9 Regional Offices.
- Develop and expand the Payment Engine portal so that our positively rented residents can make their payments at any time of the day without the need to go to the project management office.

- Update with new network security policies, voice and data servers and the use of users' computers. They must be approved with the procedures of the Puerto Rico Innovation and Technology Service (PRITS) Office and the Puerto Rico Comptroller's Office.
- Continue to provide technical support to all Management Agents.
- Work in collaboration with PRPHA's Administrative Services office for the development or acquisition of applications:
 - a. Property Inventory Management
 - b. Document File Handling
 - c. Scanning Documents
- Develop Business Continuity and Disaster Recovery Plan.
- Prepare an Alternate Agency Operations Center for when the central building cannot operate the information systems.
- Continue the development of technology schools (STTs) - To give residents the opportunity to be assisted by current technology. In addition, encourage the integral development of residents from early age to adulthood.

Community Programs and Resident Services Area

A. Area's Mission

- Ensure PRPHA provides the necessary services to public housing residents aimed at improving their quality of life.
- These services should be part of a comprehensive approach to strengthen economic and social development infrastructure.
- The planning of these services must respond to the needs, interests, goals, values and expectations of each public housing development.

B. What do we do?

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

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

We encourage the pro-active participation of residents in the community and administrative affairs of their communities.

C. Economic Self-Sufficiency Program

The Economic Self-Reliance Program is designed to motivate, support, train, assist, direct, or facilitate the economic independence of families assisted by the Department of Housing and Urban Development (HUD). This program includes the following components: Education, Training, Employment, Section 3, Business Development and Home.

The achievements of this program between July 2019 and June 2020 are:

- The program had a total of 4,340 participating families.
- 6,187 public housing residents were focused on the Program.
- 17,415 residents requested financial self-sufficiency services and were cared for.
- 294 service fairs were held with a total participation of 6,559 residents of public housing.

D. Education Component

- 253 public housing residents have graduated from high school under the Education Program of Law 217.
- 423 residents started or continued in higher education (universities and/or educational institutions).

E. Training Component

- 124 training courses were offered to 456 residents.

F. Employment component

- 327 public housing residents were placed in different jobs through the employment component.
- 6,749 received training and technical assistance related to the world place.

G. Section 3 Component

- 502 residents were placed in different jobs through Section 3.
- 1,494 residents participated in trainings.
- 713 contracts were awarded (including services) to public housing residents and micro-entrepreneurs.

H. Business Development Component

- During the reporting period, 11 micro-entrepreneurs were created in the following categories: food and beverage services, catering, pastries, interior designs, crafts and services (Zumba classes, web design, car wash, mini market, hairdresser, cafeteria, filmmaker, event production, dressmaker, jewelry and computer processing, among others).

I. Own Home Component

- A total of 35 workshops were held aimed at the purchase and sale of properties (home), in which a total of 265 residents participated. There were a total of 49 purchase-sales by residents.

J. Social Self-Sufficiency/Support Program

- Programs are established and implemented in accordance with the data collected in Community Profiles. Programs are established taking into account the social aspects of the community that make it impossible to improve the quality of life of residents, and should be aimed at serving all populations. The program takes on the challenge of charting the way for a better quality of life for impacted families.

- This program includes the following components:

- Fine Arts
- Environmental Conservation

- Education
- Elderly Support
- Sports
- Technological Educational Centers

Note: In all programs implemented in communities, inclusive activities are carried out, ensuring the coordination of resources and services to meet the collective and particular needs of people with developmental deficiencies and other impediments according to their condition. To fully guarantee all rights, benefits, responsibilities and privileges on an equal footing to those of a person without hindrance. The needs of persons with disabilities will be met in the planning, provision and accessibility of services, including the availability of means of transport, as well as complementary and alternative resources. Among other rights, such as enjoying and accessing recreational, sports, educational and cultural services programs in the community.

As part of these components and as a special achievement, the National Association of Housing and Redevelopment Officials (NAHRO) held its 2020 poster contest in which bonafide residents nationwide participated, recreating what home means to them. Thousands of children and young people participated in this Competition.

On the island 67 children and young adults between the ages of 5 and 18 prepared their posters representing the category of elementary, middle and high school. An Evaluation Committee was established that selected the 3 winning posters at the local level according to the rules of the contest. Of the 3 posters sent to the United States, 2 were regional winners and that of the young Owen G. Lassalle, from La Montaña public housing development in Aguadilla, was recognized as the Grand Winner of the Annual Housing America "What Homes Means to Me" Contest. Its creation was the cover of the 2020 Housing America calendar.

By 2020-2021, we will continue with the implementation of the Social Self-Reliance/Support Program, which impacts aprox. 64,000 participants.

K. Puerto Rico Department of Housing Training Institute

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

This Institute provides knowledge and assistance to public housing residents in order to promote their economic self-sufficiency. In 2019, 25 training sessions were conducted with a total of 844 participants in the following areas:

- United States Peace Corps
- CENSO 2020 (Guidance and Recruitment)
- Fair Housing Reasonable Accommodation
- Emergency Management- Public Health (Puerto Rico Department of Health)
- Job Corps. – Admission Requirements - Ramey Base, Aguadilla
- Section 3
- Fiscal Year's Close 2018-2019
- Crime Victim Witness Services-Department of Justice
- Forms of Economic Development and Social Development Programmes
- Logical Model Training - Service Proponents and Directors of Resident Services
- Training/Meeting Directors of Resident Services - Census 2020
- Training Economic Development/Meeting Directors of Resident Services – IN-PRENDE
- Training on Vaccination/Meeting Directors of Resident Services – VOCES / Flumaraton 2019
- Training/Meeting of the Selection and Occupation Area, Security Office and Security Coordinators
- Motion Training for Independent Life Range (MAVI)

- Training on Quarterly Reports - Economic Self-Reliance Programs

During 2020-2021, we will continue to offer trainings to PRPHA employees, Management Agents and residents with the contribution of private entities, nonprofits and government agencies (CENSO 2020, Office of the Comptroller of PR, among others).

L. Microbusiness Work Plan 2020-2021

Through training and other tools, the PRPHA aims to empower current and future micro-entrepreneurial residents to develop the skills and knowledge needed in the field of self-sufficiency, using innovation and entrepreneurship as pillars to empower the itself.

An example of this commitment, INPRENDE proposes to become the facilitator that pours its experience and specialized knowledge to develop a state-of-the-art business program. It will be tempered to the needs of public housing residents, allowing to promote the development of the entrepreneurial mindset, empower them and train them on the conceptualization, validation and development of business ideas that positively impact their community and the economic development of the island.

INPRENDE will provide the following services:

- Strategic and Specialized Advice that includes the restructuring of company programs (Creation of Forms, Hours of Advice, Workshop Planning for Administrative Agents, Execution of Workshops among others.). INPRENDE will review the existing PRPHA Business Development Program Guide to update it with current methodologies.
- Coaching program consisting of the analysis and appraisal of 63 companies that are part of the companies supported by the PRPHA. We will select the top 5 companies to offer individualized advice. The objective of the coaching program is to support residents in achieving viable business development (Coordination of Specialized Resources in Business Development, Execution of Strategic Sessions, Coordination of Interviews, Criteria Planning, Monitoring and Monitoring among others.).

The Community Programs and Resident Services Area directs its efforts to fulfill the Agency's mission to effectively manage resources, promote the social and economic self-sufficiency of our clients and together contribute to improving the quality of life in Puerto Rico. We consider 30 business to be one of the most effective tools to achieve this. For this reason, we promote those Programs that lead to training residents and directing them to achieve their goals.

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

1. Monitor existing micro-enterprises (check that permits comply with those required by the PRPHA).
2. Train micro-entrepreneurs on topics such as: business plans, permits, documents, financing, among others.

M. The Logical Model: A new vision of development in Puerto Rico's public housing administration

The Logical Model is a systematic and visual way of presenting and sharing the comparison of the relationship between the resources to operate the program, the activities being planned and the changes or results that are expected to be obtained. It's an image of how to do the work, theory and implicit assumptions

of the program. It joins the achievements (short, medium and long scope) with the program (activities, processes, assumptions, theoretical principles of the program).

During 2019, 8 trainings were offered on the Guide to the Assembly of Programmatic and Family Records, as well as on program evaluation and 5 training on data collection and reports to the PRPHA in the Quarterly Statistical Reports on Economic Self-Sufficiency and Social Self-Reliance. All trainings were directed to Resident Service Directors, their Service Coordinators, Resident Service Technicians, Social Workers, Recreational Leaders and Librarians working on projects.

N. Organization and Trainings

- The Public Housing Administration has 174 Active Residents Councils and 120 inactive residents.
- 76 projects are exempt and do not require a Council.
- 646 trainings were offered to members.
- Staff of the Management Agents, offered 770 technical assistance to resident councils and carried out 178 monitoring processes.
- During fiscal year 2020-2021 we will plan to organize 15 additional councils, in accordance with the applicable regulation.

O. Services Proposals (RFP-18-19-03)

- Programs and the scope of services are:
 1. Educational services (tutoring)
 2. Sports and recreational services (including sports workshops and competitive tournaments)
 3. Artistic and cultural activities
 4. Psychological and Social Prevention Services (workshops)
 5. Employment Opportunities
 6. Development of Community Orchards
 7. Empresarismo
 8. Family Support Workshops
 9. Workshops on Security and Finance
 10. Summer Camps, etc.
- RFP-18-19-03 Award
 1. Boys & Girls Clubs of Puerto Rico, Inc.
 2. Sor Isolina Ferré Center, Inc.
 3. Job Connection Center, Inc.
 4. Forging a New Beginning Corp.
 5. Vanguard Asset Management Group, Inc.
 6. Action To Build Changes, Corp. (ABC, Corp.

P. Property Acquisition and Sales Program

- During fiscal year 2019-2020 (1 July 2019-30 June 2020) 18 units of public housing were available for sale.
- These sales have generated a total revenue of \$513,956.00 dollars.
- For the fiscal year 2020-2021 (July 1, 2020-June 30, 2021) 2 housing units have been arranged for sale.

- The total collections for fiscal year 2020-2021 are \$54,000.00.
- Projected revenue for the remaining units is calculated based on an average of \$30,000.00 per unit.

HOME SALES PROJECTS SECTION 5H

Projects	Number of projects	Municipality	Units for sale	Planned sales
Alturas de Cibuco	RQ005182	Corozal	12	3
Villa de los Santos I	RQ005199	Arecibo	9	2
Villa de los Santos II	RQ005175	Arecibo	11	2
Las Delicias	RQ005160	Ponce	3	1
Alturas de Vega Baja	RQ005190	Vega Baja	14	3
Cidra Housing	RQ005249	Cidra	5	1
Antigua Vía	RQ005192	San Juan	12	2
Campo Verde	RQ005240	Bayamón	7	1
Santa Catalina	RQ005115	Bayamón	1	1
Reparto Valencia	RQ005215A	Bayamón	3	1
Miraflores	RQ005091	Bayamón	1	1
Felipe Sánchez Osorio	RQ003025	Carolina	0	0
Villa Evangelina IV	RQ005147	Manatí	7	1
Villa Evangelina III	RQ005146	Manatí	1	1
Villa Evangelina II*	RQ005121	Manatí	1*	0
Jesús María Lago	RQ005109	Utua	1	1
TOTAL			88	21

*Abandoned Unit

OWN HOME SALES PROGRAM SECTION 32

PROJECTS SECTION 32

PROJECT	NUMBER OF PROJECT	MUNICIPALITY	UNITS FOR SALE	PLANNED SALE
Caguax	RQ005051	Caguas	4	1
Extensión La Granja	RQ005256	Caguas	14	0
Alturas de Montellano	RQ005201	Cayey	20	5
Villa Navarro	RQ005126	Maunabo	47	10
Canas Housing	RQ005248	Ponce	26	6

Estancias de Santa Isabel	RQ005255	Santa Isabel	7	1
Extensión Santa Elena*	RQ005109	Yabucoa	35	0*
Reparto Horizonte	RQ005235	Yabucoa	32	8
TOTAL			185	31

*The Res. St. Helena has a legal situation waiting to be resolved.

TURNKEY III PURCHASE OPTION RENTAL PROGRAM

TURNKEY III PROJECTS

PROJECT	NUMBER OF PROJECT	MUNICIPALITY	UNITS FOR SALE	PLANNED SALE
Ramírez de Arellano	RQ005053	Mayagüez	32	10
Jardines de Quintana	RQ005030	San Juan	2	1

TOTAL PLANNED SALES FOR FISCAL YEAR 2020-2021 - 65

- TOTAL PROJECTED SALES INCOME FOR FISCAL YEAR 2020-2021:

Section 5h Program	\$630,000.00
Section 32 Program	\$930,000.00
Turnkey III Program	-
TOTAL	\$1,560,000.00

Q. Existing community digital libraries

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

R. Technology Educational Centers

Purpose:

The PRPHA has established the Technological Educational Centers (STCC), in different residential areas throughout the island. The purpose is to provide bonafide residents with access to computers, networks, internal electronic services and the internet network. Established centers provide the resources needed for residents to acquire and strengthen certain technology-related skills, which result in learning, and encourage participants' education. The service provided promotes individual growth, according to the capacity and interest of the participants, generating the improvement of their quality of life.

Mission:

	<p>To ensure that residents have the opportunity to acquire technological knowledge, to help improve their social conditions, promoting community activity and the integral development of participants. Document preparation skills, summarizes, letters, information search, school assignments, among other related tasks, are complemented.</p> <p>The second phase included 31 projects and during 2020-2021 the third phase will begin, where around 25 additional projects will be impacted.</p>
<p>B.6</p>	<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 # 3</p>
<p>B.7</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>See Attachment # 4</p>
<p>B.8</p>	<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>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See Attachment # 5</p>