

Un nuevo comienzo, un nuevo Puerto Rico.



2017-2018 Consolidated Annual Performance Report

GOVERNMENT OF PUERTO RICO
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DRAFT

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This is the annual report regarding progress made in PY 2017-2018, the third year of the Puerto Rico State 2015-2019 Consolidated Plan of Housing and Community Development. The Plan set the goals and strategies to address community and economic development needs as well as affordable housing needs over the five-year planning period. As the reader will find the State has made progress in meeting its 2016 goals and objectives and is moving forward the 5 year goals. The activities described in this document were undertaken using its five federal entitlement grant funds: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS(HOPWA), and Housing Trust Fund. In addition other funds were used to support the goals and to leverage the federal resources.

To evaluate the effectiveness of the State in carrying out its strategic plan and the activities included in the reported Annual Action Plan it is necessary to consider all the actions taken with Federal, State and Local Funds. The information gathered for this report and previously show in the Executive Summary Section of this document, demonstrates that the State Agencies invested available resources in eligible activities to address the needs of the low and moderate-income persons. Taking into consideration the goals of the HUD's program included in the Consolidated Plan, the State actions were aligned with the Consolidated goals. The table included below, shows how the State make progress in complying with the Consolidated Plan Main objectives through the undertaken of the described actions.

Before evaluating the level of progress of the State in carrying out its strategic and action plan during the reported program year, we must acknowledge that the PY 2017 was by no means a typical program year. Due to the landfall of two (2) major hurricanes, Hurricanes Irma and María, during the month of September 2017 all the housing and community development activities were seriously disrupted. After the hit of these well known devastating disaster events, the State services structure changed its service priorities to address the urgent needs of the general population and communities affected by the described events.

This chain of events, limited the availability of the normal services that the HUD CPD funded programs to the low-income persons. Although there was a vast housing need due to the devastation of the local housing inventory, the FEMA Individual Assistance Program took the lead in the provision of the financial resources needed by the population to address the moderate to severe damages that suffered their housing units. In addition, the Municipality invested its local funding stream in debris removal and in emergency protective measures as part of the response phase and early recovery phase that was required to save lives, protect public health and safety, and prevent damage to improved public and private property.

To assist in these recovery efforts, HUD headquarters approved a series of waivers of CPD Grant Programs and Consolidated Plan requirements to facilitate recovery from the 2017 hurricanes events. The combination of all these actions limited the capability of the State to fully perform under the reported program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete	Source All strategic Totals from Previous CAPER and PY17-18 Accomplishments
Create Suitable Living Environments	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	6,494	0.00%	500	4,357	0.00%	IDIS PR03c
Create Suitable Living Environments (B)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	710		0	710		System provided
Create Suitable Living Environments (B)	Non-Housing Community Development	CDBG: \$	Other	Other	1000000	641,706	0.00%	200000	446116	0.00%	IDIS PR23
Create Suitable Living Environments (C)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1740		0	1740		System provided
Create Suitable Living Environments (C)	Non-Housing Community Development	CDBG: \$	Other	Other	1500	1740	0.00%	300	1740	0.00%	From System Previous Activity
Expand Economic Opportunity	Economic development	CDBG: \$	Jobs created/retained	Jobs	60	21	0.00%	12	5	0.00%	PR23
Expand Economic Opportunity	Economic development	CDBG: \$	Businesses assisted	Businesses Assisted	60	60	0.00%	12	5	0.00%	PR23
Provide Decent Housing	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	25000	0	0.00%				
Provide Decent Housing	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	0	0		7139	0	0.00%	
Provide Decent Housing (B)	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	10000	0	0.00%				
Provide Decent Housing (B)	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	0	0		2918	0	0.00%	

Provide Decent Housing (C)	Affordable Housing Non-Homeless Special Needs	HOPWA: \$ / HOME: \$1727140	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	689		274	421	0.00%	134 HOME PR23 287 HOPWA CAPER
Provide Decent Housing (C)	Affordable Housing Non-Homeless Special Needs	HOPWA: \$ / HOME: \$1727140	HIV/AIDS Housing Operations	Household Housing Unit	3750	1414		135	224	0.00%	224 HOPWA CAPER
Provide Decent Housing (C)	Affordable Housing Non-Homeless Special Needs	HOPWA: \$ / HOME: \$1727140	Other	Other	3750	1414	0.00%	135	224		224 HOPWA CAPER
Provide Decent Housing (D)	Affordable Housing	CDBG: \$ / HOME: \$431785	Homeowner Housing Rehabilitated	Household Housing Unit	3650	4,569	0.19%	730	1,435	0.96%	29 HOME (PR23) 1406 CDBG (PR23)
Provide Decent Housing (E)	Affordable Housing	CDBG: \$ / Housing Trust Fund: \$88316	Homeowner Housing Added	Household Housing Unit	250	0	0.00%				
Provide Decent Housing (E)	Affordable Housing	CDBG: \$ / Housing Trust Fund: \$88316	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		2	0	0.00%	
Provide Decent Housing (F)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	125	153	0.00%	22	21		PR23
Provide Decent Housing (F)	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	125	153		22	21	0.00%	PR23 (same as above)
Provide Decent Housing (G)	Affordable Housing	HOME: \$ / Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	2508	49	0.00%				
Provide Decent Housing (G)	Affordable Housing	HOME: \$ / Housing Trust Fund: \$	Rental units rehabilitated	Household Housing Unit	0	49		32	0	0.00%	
Provide Decent Housing (H)	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	600	41	3.00%	10	18	180.00%	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CDBG

Due to hurricanes Irma and Maria the processing of CDBG application from municipalities was delayed. However, all non-entitlement municipalities submitted an application to access the CDBG Grant. ODSEC then reviewed the applications to verify that the activities planned by each municipality are eligible for the funds requested. If a non-eligible activity is submitted, ODSEC allowed the municipality to review the

application and re-submit it with other eligible activity.

The state identified various goals and objectives, the main focus of this program was to create suitable living environments and provide decent housing. To reach the goals outlined in the State Housing Plan, CDBG’s Housing Rehabilitation had the most resources since is the main strategy to alleviate the housing problem in Puerto Rico. The Public Service and Infrastructure activities follow the natural need to maintain an aging infrastructure and an aging population which demands specific services.

Non-Entitlement municipalities have requested 2017 funds following the priorities identified in the Plan. As explained above, the government’s fiscal situation, the lack of access to capital, and constrained municipal finances, have all contributed to placing most CDBG efforts in housing, public service and infrastructure projects. Other types of assistance under CDBG have had a smaller demand due to the urgent need for social services. CDBG activities have almost been exclusively destined to low and moderate-income population. During PY 2016 additional efforts were placed to expedite CDBG internal administrative procedures, in order to accelerate the disbursements of funds. Substantial progress has been made in the management of the IDIS system.

The following is a summary of the CDBG activities performance (IDIS PR23) during program year 2017:

Activity Category	Completed Activities Disbursed	Total Activities Disbursed
CI Building Acquisition, Construction, Rehabilitation (17C)	\$15,095.83	\$16,787.06
Micro-Enterprise Assistance (18C)	\$0.00	\$20,000.00
Total Economic Development	\$15,095.83	\$36,787.06
Rehab; Single-Unit Residential (14A)	\$66,419.50	\$787,212.65
Total Housing	\$66,419.50	\$787,212.65
Neighborhood Facilities (03E)	\$62,042.83	\$157,671.90
Parks, Recreational Facilities (03F)	\$414,135.48	\$829,076.90
Parking Facilities (03G)	\$0.00	\$0.00
Water/Sewer Improvements (03J)	\$0.00	\$0.00
Street Improvements (03K)	\$1,817,390.35	\$3,455,418.57
Sidewalks (03L)	\$58,965.40	\$58,965.40
Child Care Centers (03M)	\$0.00	\$18,000.00
Other Public Improvements Not Listed in 03A-03S (03Z)	\$19,070.92	\$1,106,069.63
Total Public Facilities and Improvements	\$2,371,604.98	\$5,625,202.40
Senior Services (05A)	\$418,212.01	\$1,298,474.56
Youth Services (05D)	\$40,616.58	\$127,568.27
Crime Awareness (05I)	\$4,283.27	\$4,283.27
Child Care Services (05L)	\$0.00	\$1,804.10
Health Services (05M)	\$9,899.00	\$14,266.65
Other Public Services Not Listed in 05A-05Y, 03T (05Z)	\$31.22	\$28,112.63

Total Public Services	\$473,042.08	\$1,474,509.48
General Program Administration (21A)	\$361,490.51	\$2,121,951.31
State Administration (21J)	\$0.00	\$0.00
Total General Administration and Planning	\$361,490.51	\$2,121,951.31
Planned Repayment of Section 108 Loan Principal (19F)	\$130,000.00	\$130,000.00
Total Repayment of Section 108 Loans	\$130,000.00	\$130,000.00
	\$3,417,652.90	\$10,175,662.90

Matrix Code	Accomplishment Type	Completed Count	Program Year Totals
CI Building Acquisition, Construction, Rehabilitation (17C)	Jobs	5	5
Micro-Enterprise Assistance (18C)	Jobs	0	5
Total Economic Development		5	10
Rehab; Single-Unit Residential (14A)	Persons	0	0
	Households	0	407
	Housing Units	509	999
Total Housing		509	1,406
Neighborhood Facilities (03E)	Persons	9,663	26,115
Parks, Recreational Facilities (03F)	Persons	76,345	182,037
Parking Facilities (03G)	Persons	0	6,110
Water/Sewer Improvements (03J)	Persons	0	1,705
Street Improvements (03K)	Persons	343,855	602,877
Sidewalks (03L)	Persons	7,775	12,621
Child Care Centers (03M)	Persons	0	1,353
Other Public Improvements Not Listed in 03A-03S (03Z)	Persons	5,835	35,016
Total Public Facilities and Improvements		443,473	867,834
Senior Services (05A)	Persons	1,200	1,919
Youth Services (05D)	Persons	673	1,459
Crime Awareness (05I)	Persons	28	28
Child Care Services (05L)	Persons	0	360
Health Services (05M)	Persons	204	4,666
Other Public Services Not Listed in 05A-05Y, 03T (05Z)	Persons	24	255
Total Public Services		2,129	8,687
		446,116	877,937

ESG Program

During PY 2017, the ESG Program faced an operational interruption following the aftermath of Hurricanes Irma and María. The recipient and subrecipients suffered damages to their facilities, infrastructure, power outages, a break in communications, displacement of workers and program participants, among other limitations. Nevertheless, the ESG program provided critical assistance to vulnerable populations before

and after the atmospheric events and had significant achievements in its administrative, programmatic and financial components. These achievements facilitated the continuation of program services to the target population, progress with the PRDF ESG Corrective Action Plan, and the implementation of extraordinary measures to increase subgrantees rate of expenditure. Following is a list the most significant achievements:

- Continued adoption and communication of written standards that advance and promote the use of best practices, new approaches and proven principals to prevent and end homelessness;
- Reduction of subrecipients by 20% (from 107 to 85) to guarantee a higher performance level by subrecipients, the application of best practices and program compliance with HUD regulations.
- Continued emphasis in the removal of barriers for admissions to emergency shelters in program evaluation tools and in communication with program managers to promote best practices to prevent and reduce homelessness;
- The continued development and revision of innovative approaches to address the needs of special subpopulations and areas of high priority, such as chronic homelessness, mental health and substance abuse (Proyecto Camino a Casa and Proyecto CABHI).
- Strengthened collaborative alliances with governmental agencies and continuous and critical communication with CoC's for purposes of implementing homeless evaluation and referrals for emergency housing, and other services. Special emphasis has been given to further assist subpopulations, such as veterans and youth.
- The detailed on-desk monitoring and track of subrecipients' performance and their compliance with fiscal, programmatic and program management requirements.
- The recognition by administrators and all subrecipients of the emphasis in decision making processes based on data, with a close coordination with HMIS administrators.
- Further established collaborative alliances with and local and federal governmental agencies and with CoC's for purposes for implementing the Puerto Rico Diasaster Recovery and Housing Initiative, and the homeless initial assessment through the Coordinated Entry Systems at shelters, evaluation and referrals for emergency housing, and other services like rapid rehousing or prevention. Special emphasis during disaster recovery and housing initiative has been given to assist subpopulations, such as the elderly, victims of domestic violence, families with children, and homeless with special needs.
- The solicitation and approval of disaster related waivers that provided flexibility in contractual requirements, and an extended grace period for use of ESG 2016 funds.

- In response to a delay in the processing of the Agreement between HUD and the Government of PR, the PRDF carried out the following measures to ensure the continuation of the services to the homeless population: 1) an amendment to the PY2016 contracts to extend its expiration dates from September 30, 2017 to December 31, 2017. 2) PRDF assigned unused funds from PY 2014 and PY 2015 to subrecipients that had low or no remaining PY 2016 funds to ensure their continued operations until the new expiration date of December 31, 2017.
- To comply with the 2 CFR 200, PRDF had a significant progress of the application of technological platforms to implement MIP as the financial management system to promote financial reconciliations, a reduction in time elapsed between drawdown and disbursement and efficiency.
- Further development and revision of written procedures to comply with financial and management federal requirements.

These efforts and achievements significantly contributed in the continuation of ESG programming and services pre and post Hurricane Irma and María. In addition, ESG Program provided a critical and supplemental assistance to significant number of new homeless that reached the shelters before and after the hurricanes due to storm related destruction of their homes, or from temporary displacement. In PY 2017, as reported by the HMIS administrators a total of 4,002 persons were served, particularly in the components of emergency shelter (1,523), followed by prevention (855), outreach (820) and rapid re-housing (804).

For PY 2017, the PRDF established as a goal the distribution of the original allocation of funds in the amount of \$3,655,787 to a reduced amount of subrecipients from municipalities and NPOs.

As compared to PY 2016, the PY 2017 received an additional allocation of \$2,018,250 during the period of acknowledgement of receipt of the Agreement. The increase in funding allowed the PRDF to reconsider applicants that had been previously identified as ineligible due to an internal program requirement to participate in the Request for Proposal (RFP) process. PRDF considered applicants that were good service providers in their corresponding ESG component. Out of these re-evaluations, 19 proposals were accepted.

In addition, the PRDF initiated an effort to distribute unassigned funds of PY2017 and other unused funds from program years 2013 through 2016 to assist victims of the hurricanes Irma and María. The PRDF conducted a public notice of an amendment to the Action Plan to communicate a significant change in the priorities and in the distribution method of the program. This public notice also included information

of funding availability and eligibility requirements for projects to assist in this disaster recovery effort. The selection of these recipients allowed for the participation of 10 non-ESG regular funded municipalities. These additional subrecipients provided much needed support in prevention and rapid rehousing and assisted in the attainment of the the Program's goal to reduce the amount of homeless and individuals and families at risk of becoming homeless.

In regards to compliance of goals and objectives by the PRDF's as presented in PY17 Action Plan, the aftermath following Hurricanes Irma and María required the PRDF to do the following: The critical needs presented by the community resulted in the inclusion of an amendment to include a Disaster Funding Policy. This policy allowed for adjustments in the program's priorities to seek to assist the homeless and victims of the disaster with urgency through Prevention and Rapid Rehousing components. In addition, the increased amount of homeless displaced from their homes augmented our emphasis and program objectives to reduce barriers in the admission process to emergency shelters.

In terms of the number of persons to be served proposed in the Action Plan, it estimated 4,600 homeless goals persons or at risk of becoming homeless. According to HMIS Data by the closing of the Program Year, subrecipients served a total of 4,002 persons. This represents 87% of its goal, when combining all activity components.

In terms of the individuals served under different components, a decrease was observed on the prevention activity and emergency shelter when compared with Program Year 2016. The change in the homeless provision of services might respond to the emphasis that this year the PRDF collaborated with a multisectorial alliance that included FEMA and HUD in addition to local agencies and non-profit organizations. All of these entities supported PRDF in providing significant amount of resources to assist the homeless and individuals at risk of becoming homeless following the aftermath of hurricanes Irma and María.

On the other hand, the number of persons served on rapid re-housing increased when compared to with the number of individuals served during the program year 2016. The change in the homeless provision of services responds to a greater awareness and the implementation of policies that encouraged a housing first approach. In addition, a complete dissemination by the PRDF in May 2017 of the ESG's Manual of Standards for the Administration of the Funds contributed to outline the agency's expectations on each one of the ESG components. Moreover, since the new ESG regulations emphasize on housing first and do not set a cap on rapid re-housing funds, more individuals had the opportunity to be served.

HOPWA Program

As per the service activities undertaken in PY 2017, the HOPWA Program sub-recipients provided short-term rent, mortgage and/or utility assistance payments, supportive services, Tenant-Based Rental Assistance, and other eligible activities to persons living with HIV/AIDS and their families. The sub-recipients spent \$1,335,861 that represent the ninety-two percentage (67.49%) of the allocated funds to undertake the contracted activities. HOPWA funds were used to support the following eligible activities:

- **Tenant-Based Rental Assistance (TBRA) Program:** The TBRA program provides tenant-based rental assistance to eligible individuals until they are able to secure other affordable and stable housing. This activity was undertaken by eleven (11) Municipalities. A total of 533,738.24 was allocated to TBRA, from this total, \$512,288.90 were allocated to activities delivery costs and the provision of housing assistance to eligible participants.
- **Short-Term Rent, Mortgage, and Utilities (STRMU) Assistance Program:** The STRMU program provides short-term rent, mortgage, and utility payments to eligible individuals for a maximum of 21 weeks of assistance in a 52-week period. During the reported program year these services were spread through 3 geographical regions within the Puerto Rico jurisdiction. The amount allocated to this activity was \$365,017.89 (Including previous year funds) and the total amount draw was \$215,114.45.
- **Supportive Services Program:** Under this program supportive services and housing are offered by nonprofit organizations via contracts with the MSJ. Supportive services including health care, mental health assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to local, state, and federal government benefits and services, were also provided to HOPWA recipients. Most services are provided in a residential setting. The total amount allocated for Supportive Services was \$615,572.73. A total of \$299,994.68 were disbursed for this activity.
- **Transitional Housing:** This category includes temporary housing, hospice care, detox services, permanent housing for chronically ill mental patients, and other types of housing with supportive services to maintain clients' quality of life. A total amount of \$299,994.68 was allocated to provide services within this activity.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

Describe the families assisted (including the racial and ethnic status of families assisted 91.520(a))

	CDBG	HOME	ESG	HOPWA
Race:				
White	5,741	134	2,096	0
Black or African American	0	0	601	0
Asian	0	0	6	0
American Indian or American Native	0	0	33	0
Native Hawaiian or Other Pacific Islander	0	0	3	0
Total	0	0	4,336	0
Ethnicity:				
Hispanic	5,741	134	4,187	0
Not Hispanic	0	0	149	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

These numbers only reflect the racial composition of those clients assisted with CDBG, ESG, HOME, and HOPWA funds only. The information included in the table may contain data from previous years. This is because IDIS activities can generate beneficiaries over several different program years.

The CDBG and HOME race data was obtained principally from the housing rehabilitation, public service and economic development activities as entered into the IDIS system (IDIS PR23). The HOME program's racial and ethnic status of families assisted was obtained from the records maintained by the PRHFA and IDIS (IDIS PR 23).

Please note that the racial and ethnic composition chart does not have a Race categorized as "Other"; therefore, most of the Puerto Rican are not represented in any category. To overcome this category we

have included the other multiracial persons under the White category.

The ESG data was obtained from the SAGE Report.

The HOPWA data was obtained from the HOPWA CAPER that was validated by HUD and achieved the Tier 1 level review.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	39,357,098	\$11,142,370.71
HOME	HOME	21,637,552	11,358,872.34
HOPWA	HOPWA	1,979,243	\$1,705,893.08
ESG	ESG	5,674,037	\$2,730,898.65
Housing Trust Fund	Housing Trust Fund	883,160	

Table 3 - Resources Made Available

Narrative

During Program Year 2017 the State have available a total of \$65,531,090 including carryover funds. Line item breakdown of resources made available and expenditures for CDBG can be seen in Attachment 2: CDBG Financial Report. According to IDIS PR07 report during program year 2017 a total of \$26,938,034.78 were disbursed for eligible activities.

PRHFA has used its own resources to help people in needs of better and affordable housing. Since PRHFA took control of the HOME Program Puerto Rico as the state PJ, consistently has comply with Commitments and Disbursements Deadline avoiding the loss of federal funds.

Per the 2017 HOME Program Action Plan (Amended), the HOME eligible activities are:

Down Payment Assistance to Homebuyers – HOME funds used to subsidized part of the down payment and closing costs to prospective homebuyers in order to reduce the monthly mortgage payments.

Rehabilitation or Construction of Rental Housing – HOME funds used as a grant to provide incentives or a direct loan to developers in order to reduce financing expenses in the construction loan (new rental housing).

CHDO Affordable Rental Housing Development – As in the above mentioned activity, HOME funds promote the rehabilitation or construction of affordable housing for rental occupancy. Funds help CHDO developers, owners or general partners to reduce financing expenses in the construction loan (if applicable).

Homeownership Rehabilitation or New Construction – This activity promoted the rehabilitation of substandard housing units or the replacement (new construction) of such unit if it is unsound or represent an environmental hazard per housing.

Tenant-Based Rental Assistance (TBRA) – This activity provide rental subsidy to help individual households afford housing costs such as rent and security deposits.

Direct Loan Program - The primary purpose of this activity is to provide functional, safe, affordable and durable housing that meets the needs of the owners throughout the Puerto Rico Island. Also, the program

is designed to bring the eligible homeowner’s dwelling into compliance with applicable state, and locally adopted housing rehabilitation standards. The Rehabilitation assistance will be in form of an interest bearing loan.

HOME Program Planning and Administration – The scope of this activity is to provide the framework to support planning and administrative roles exclusively for the HOME Program including general management and coordination of the program and other eligible costs in accordance with 24 CFR Part 92.207.

Activity Allocation as per Amended Action Plan	2017
Assigned Budget	\$9,619,282.00
Less: Administration (20%)	(1,923,856.40)
Funds available for Eligible Activities	\$7,695,425.60
Distribution by Category (As per Amended Action Plan):	
Direct Assistance to Homebuyers	\$1,750,000.00
Construction of Housing by CHDOS	263,000.00
Construction or Rehab of Housing for Rent	2,000,000.00
Homeownership Rehabilitation or New Construction	750,000.00
Tenant-Based Rental Assistance (TBRA)	1,932,425.60
Direct Loan Program	1,000,000.00
Total Funds Available to Commit	\$7,695,425.60

During this reporting period, additional funding arose from deposits to the local bank account (“Program Income”) in the amount of \$245,070.35. Please check CR-50 for more details.

The State HOME Program also benefits from resources that are leveraged from other local and federal funds. For instance, Homebuyer Assistance participants are leveraged with funds from Mi Casa Propia which provide for closing costs assistance. Likewise, rental projects benefits from other federal and state programs that guarantee the feasibility of a project, i.e. by providing Section 8 Housing Vouchers, and other sources of funds that increase their competitiveness in terms of the point selection criteria established in the method of distribution. Thus, the PRHFA manages several local and HUD programs which contribute to meet the housing goals and objectives of the Consolidated Plan.

Total Amount of Commitments during PY 2017:

The method of distribution of the HOME Program (particularly multifamily construction and rental projects) entails a robust competition and the evaluation of multiple proposals. This process has several procedural instances which restrict the final distribution of funds for several months, yet, as explained below, the PRHFA was able to comply with the commitment deadlines established by HUD.

During program year 2017, HOME Program Puerto Rico committed a total of \$7,756,198.50. A total of \$930,197.50 represented commitments from administrative activities. Hence, new commitments or programmatic commitments totaled \$6,200,078.35. This amount is the sum of the commitments made in IDIS from 7/1/2017 thru 6/30/2018. A summary of the commitments is included:

Activity	Amount Committed
Construction or Rehab of Housing for Rent (Multifamily)	\$2,350,533.00
Construction or Rehab of Housing for Rent by CHDO's	3,856,715.50
Homebuyer Assistance	452,300.00
Rehabilitation or Construction by Homeowners	166,452.50
Administration 10%	930,197.50
Total Funds Committed during PY2017	\$7,756,198.50
Less: 2014 AD Funds added during PY2017	(930,197.50)
Less: Program Income committed to IDIS #17386	(245,070.35)
Plus: Funds reprogrammed from 2010 & 2012 to IDIS #17002	30,647.20
Net Funds Committed during PY2017	\$6,611,577.85

A reduction in families assisted for Homebuyer Assistance and Construction of Housing for Rent has been reported for PY2017. Although only 13 families were assisted with down payment assistance during Program Year 2017, there are near 130 cases evaluated and pending to be assisted with 2017 & 2018 HOME funds. In the case of multifamily projects, the impact of Hurricane Maria and the deteriorated economy has made investors analyzed more in depth the rendering of projects causing a delay in the approval of projects.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG- Non-entitlement communities	56	56	
Statewide	44	44	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The PY 2017 geographic distribution and location of the investments were made as planned and described in the approved Annual Action Plan. As part of the Consolidated Plan Citizen Participation process, the State provided priority to underserved areas with high concentration of poverty, housing and health problems, and general community decay. The characteristics of these neighborhoods has not allowed the leverage resources or attract investment that were necessary to stabilize the area, improve quality of life, and create opportunities.

In order to address the needs of these communities, the State public policy is driven to provide priority to these communities in the PY 2017 Annual Action Plan CPD funded activities. The State collaborated with the Municipalities and Non Profit Organizations to develop and implement geographic strategies designed to revitalize this neighborhoods comprehensively and in a manner that will have a more lasting impact on residents.

Funding from the following programs supported the activities included in the Consolidated Action Plan: Nutritional Assistance (NAP), Soup Kitchen, Temporary Assistance to Needy Families (TANF), Services to the Families, Child Support, Child Care, and others. These Programs provided supporting services for the homeless in the transitional phase. Furthermore, the Government of Puerto Rico assigned funds to expand services and in some cases to comply with the Program’s matching fund requirements. The following table provides detailed information:

PROGRAM	FEDERAL	STATE	TOTAL	DESCRIPTION
Nutritional Assistance Program (PAN Spanish Eponymous)	\$1,919,646,000	\$26,828,000	\$1,946,474,000	Provides supplemental income to families in need in order to address their nutritional needs.
Temporary Assistance to Needy Families (TANF)	\$ 85,747,298	\$28,871,000	\$114,618,298	Provides economic assistance to none and low income persons and families to help them fulfill basics needs.
Social and Economic Rehabilitation of the Family (PRES, Spanish Eponymous)	\$0	\$3,429,000	\$3,429,000	Helps poor families become self-sufficient.
Services to the Families and Children	\$31,804,000	\$191,867,000	\$223,671,000	Provides care and protection to children for their constructive development. Also, provide support to individuals and families who offer social work services and intervention in child adoption, abuse, domestic violence and care and protect the elderly and the disabled. Furthermore, to work in community development, emphasizing prevention.
Child Support	\$19,574,000	\$10,346,000	\$29,920,000	To ensure that the father and mother provide alimony to their child.
Elderly Support	\$0	\$499,000	\$499,000	Ensures that people aged 60 years or more that are in need of sustenance or livelihood obtain alimony from their legally responsible direct descendants. Establishes alimony orders by the administrative procedures of mediation or court proceedings.

PROGRAM	FEDERAL	STATE	TOTAL	DESCRIPTION
				Locates descendants whose whereabouts are unknown and require them to comply with their obligation to provide sustenance to their relatives
Child Care	\$40,302,000	\$9,217,000	\$49,519,000	To assist low- income families with child care in order to: 1. Promotes parental choices that empower working parents to make their own decisions on the type of child care that best suits their needs; 2. Provides consumer education information to help parents make informed choices about child care; 3. Provides child care to parents trying to achieve independence from public assistance.
Head Start	\$41,744,000	\$1,495,000	\$43,239,000	Head Start and Early Head Start are comprehensive child development programs that serve children from birth to age 5, as well as pregnant women and their families. They are child-focused programs that aim to improve school readiness of young children in low-income families.
Disability Determination	\$12,500,000	\$0	\$12,500,000	Determines the eligibility of handicapped persons who request Social Security benefits.
TOTAL	\$2,142,089,298	\$281,780,000	\$2,423,869,298	

HOME

The State HOME PJ has distributed funds through a competitive process. The method of distribution does not include allocation of resources based on geographic areas, so target areas are not earmarked, yet the PRHFA complies with regulations requiring that resources be allocated in non-metropolitan areas.

The PRHFA recognizes that the Municipalities of Aguadilla, Arecibo, Bayamón, Caguas, Carolina, Guaynabo, Mayaguez, Ponce, San Juan, Toa Baja and Trujillo Alto are local PJ's on their own and that the program could complement any eligible request made from these municipalities in order to further the strategic objectives set forth by the PRHFA.

During PY 2017, the PRHFA as state PJ disbursed a total of \$11,693,985.05. This amount includes a total of \$774,382.19 in administrative expenditures, which represent 6.62% of total drawdowns. Disbursements were mainly driven by multifamily projects as shown in the following table, and represent 74.63% of total expenditures (including CHDO's). Of those expenditures, \$245,070.35 are related to Program Income (PI, HP,IU) which are deducted in the following table:

Drawdowns by Activity:

Activity	Amount Disbursed
Construction or Rehab of Housing for Rent (Multifamily)	\$ 7,516,087.17
Construction or Rehab of Housing for Rent by CHDO's	1,211,329.37
Homebuyer Assistance	597,300.00
Rehabilitation or Construction by Homeowners	360,378.02
Rehabilitation or Construction by State Recipients (Municipalities)	989,437.95
Administration 10%	774,382.19
Total Funds Drawn during PY2017	\$11,693,985.05
Less: AD Funds drawn during PY2017	774,382.19
Less: Program Income paid during PY2017	245,070.35
Net Funds Drawn during PY2017	\$10,674,532.51

Net Drawdowns by Grant Year (GY):

Grant Year	Amount Disbursed
GY 2010	\$ 246,391.31
GY 2012	964,938.06
GY 2013	2,350,271.56
GY 2014	3,223,302.81
GY 2015	3,223,655.73
GY 2016	598,463.27
GY 2017	67,509.77
Net Drawdowns PY2017 (excluding PI & AD Funds)	\$10,674,532.51

Drawdowns by Fund Type:

Grant Year	Amount Disbursed
EN Funds (Entitlement)	\$ 8,473,765.19
CR Funds (CHDO's)	1,211,329.37
SU Funds (State Recipient)	989,437.95
AD Funds (Administrative)	709,468.43
Net Drawdowns PY2017 (excluding PI & AD Funds)	\$10,674,532.51

The information reported on total drawdowns was gathered using IDIS PR-07 Drawdowns Report and includes all activities irrespective of their current status (completed or underway). On the other hand, the IDIS PR-23 report offers drawdown information only for activities cancelled or completed during the program year. However, IDIS PR-23 report shows a total disbursed amount of \$24,040,251.66 vs

\$11,693,985.05 (including AD & PI, HP, IU) reported in IDIS PR-07 report for the same period (7/01/2017 thru 6/30/2018) for an unreconciled difference of \$12,346,266.61. We can't verify IDIS PR-23 report because it is summarized not detailed.

Number of Households Assisted during the reporting period:

Per IDIS PR-23 report, HOME Program Puerto Rico completed 216 housing units during PY2017. Of those, a total of 184 housing units were occupied during the same period. The following table provides a summary of such accomplishments by activity type. The table below shows that most units were provided for Homebuyers and Homeowners.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

To undertake the affordable housing and non-housing community development actions, the PR-State government combines a series of diverse public funding streams available to address the needs of the general population, including those of low and moderate income levels. The continue reduction in the level of allocation of the HUD CPD funds has increased the amount of local resources that the State government invests in undertaking service activities toward addressing the needs of the economically disadvantaged population within the jurisdiction.

The CDBG regulations requires the Government of Puerto Rico to match administration costs beyond \$100,000. The CDBG match will be covered by ODSEC general budget. The non-entitlement municipalities that receive CDBG funds, will provide leverage to their projects in the form of in-kind services and equity from municipal, state, and other federal funds. In some instances, private donations are available to the non-entitlement municipalities for the development of municipal facilities or services.

ESG

Each organization that receives ESG funds must match dollar-to-dollar the funding provided with funds from other public or private sources. Matching contributions may be obtained from any source, including any federal sources other than the ESG program, as well as state, local, and private sources, among others. However, the following requirements apply to matching contributions:

- The sub-recipient must ensure the laws governing any funds to be used as matching contributions do not prohibit those funds from being used to match Emergency Solutions Grant (ESG) funds.
- If ESG funds are used to satisfy the matching requirements of another Federal program, then funding from that program may not be used to satisfy the ESG matching requirements.
- In order to meet the matching requirement, the matching contributions must meet all requirements that apply to the ESG funds provided by HUD, except for the expenditure limits in § 576.100.
- Match must have been expended during the ESG contract term.
- Match must have been expended on eligible ESG activities.
- Match must be used for ESG eligible clients.
- Must document match in the same way as ESG funding.
- Source and amount of match has not been used as match for any other state or federal programs.
- Contributions used to match a previous ESG grant may not be used to match a subsequent ESG grant.
- Contributions that have been or will be counted as satisfying a matching requirement of another Federal grant or award may not count as satisfying the matching requirement of ESG.

Recipients may use any of the following in calculating the amount of matching funds provided:

- **Cash contributions.** Cash expended for allowable costs, as defined in OMB Circulars A–87 (2 CFR part 225) and A–122 (2 CFR part 230 and A–122 (2 CFR part 230)), of the sub-recipient.
- **Noncash contributions.** The value of any real property, equipment, goods, or services contributed to the sub-recipient’s ESG program, provided that if the sub-recipient had to pay for them with grant funds, the costs would have been allowable. Noncash contributions may also include the purchase value of any donated building.
- To determine the value of any donated material or building, or of any lease, the sub-recipient must use a method reasonably calculated to establish the fair market value.
- Services provided by individuals must be valued at rates consistent with those ordinarily paid for similar work in the sub-recipient’s organization. If the subrecipient does not have employees performing similar work, the rates must be consistent with those ordinarily paid by other employers for similar work in the same labor market.
- Some noncash contributions are real property, equipment, goods, or services that, if the sub-recipient had to pay for them with grant funds, the payments would have been indirect costs. Matching credit for these contributions must be given only if the subrecipient has established, along with its regular indirect cost rate, a special rate for allocating to individual projects or programs the value of those contributions.
- The first \$100,000 of the fiscal year grant is not required to be matched. The Department will transfer the benefit of this exception to the subrecipients that are least capable of providing the recipient with a matching contribution.
- The non-profit organizations provided **\$3,289,544.38** of the required matching funds as established by ESG regulations. **(Enclosure 5: Table)** The DF provided additional human resources

through the Office of the Assistant Secretary of Planning and Information Technology (ASPI). Enclosure 5 summarizes expenditures and matching sources of ESG subrecipients for PY2017.

HOPWA

HOPWA CAPER shows that sponsors leveraged 2017 funds with \$1,116,686 from other sources.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
\$101,119.25	\$143,951.10	\$245,070.35	\$0.00	\$0.00

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	4	0
Dollar Amount	0	0	0	0	\$21,157,176.98	0
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	2	2			
Dollar Amount	0	\$16,737,326.98	\$4,419,850.00			
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2,917	804
Number of Non-Homeless households to be provided affordable housing units	1,025	479
Number of Special-Needs households to be provided affordable housing units	750	421
Total	4,692	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	3,337	421
Number of households supported through The Production of New Units	500	21
Number of households supported through Rehab of Existing Units	805	531
Number of households supported through Acquisition of Existing Units	0	21
Total	4,642	994

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In program year 2017, the State did not achieve the affordable goals proposed in the annual action plan. The main reasons for not achieving the goals and outcomes was the passage of Hurricanes Irma and Maria that affected the provision of services and the the reduction in available resources.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons

served by each activity where information on income by family size is required to determine the eligibility of the activity.

The above affordable housing outcomes will impact the future Annual Action Plans. The state will need to review the proposed goals of the plan and considers the revision of the five year plan goals. In addition the State will need to review future allocation of resources from categories in which the goals has been achieved.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	392	28
Low-income	296	118
Moderate-income	422	38
Total	1110	184

Table 13 – Number of Households Served

Narrative Information

The PY 2017 Annual Action Plan housing strategies were effectively implemented. The State able to facilitate the access to affordable housing opportunity to 994 households. This achievement shows the State commitment to address the basic housing needs of the low income population, the responsibility of using and investing the available resources accordingly to the applicable regulations and the capability of managing and administering a Consolidated Plan process with the objective of improving the living conditions of the economically disadvantaged population segments.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During PY 2017, the state made progress in reaching out and assessing the individual needs of homeless persons, particularly unsheltered persons, by carrying out the strategies that emphasized in outreach efforts with the use of mobile units and the allocation of resources to emergency shelters, and rapid re-housing activities. An example of these special projects in the San Juan Metropolitan area are mobile units administered and operated by the Municipality of San Juan and Solo por Hoy's "Derecho a Techo". In addition, funds were allocated to a significant number of projects for outreach at locations outside the metropolitan area. Of particular importance, some subrecipients that provide outreach increased the number of days of operation from 3 to 5 days a week.

Particularly, the state continued to give priority to outreach projects, Emergency Shelters without restrictions (in terms of population, age, and time), and essential services provided by the Emergency Shelters. In the case of Rapid Re-Housing (as well as prevention activities), the Agency continued to give attention to projects that served people with mental health conditions; and shelters that provided joined services with Rapid Re-Housing. As established in the Annual Action Plan, projects and services that promoted economic and personal self-sufficiency, were also encouraged. To strengthen rapid re housing efforts, the PRDF allocated unused funds from PY 2011 and from PY 2017 funds to special projects that presented comprehensive services to homeless individuals with mental health to facilitate their independent living and welfare.

The PRDF continued to strengthen the implementation of these activities and help remove barriers that may have a negative impact in progress towards the proposed program goals. With that in mind, desk reviews were conducted to seek compliance with main requirements, such as the development of individualized service plans. The PRDF also encouraged subrecipients of ESG funds to include permanent housing as a main goal in the participant's services plans.

In collaboration with the Coordinated Entry Systems of the CoC's, the PRDF subrecipients met compliance with removal of barriers for admission and acceptance of homeless referred by the assigned by the CES.

The PRDF encouraged the implementation of policies that promoted housing first approach which places a particular emphasis in reducing or removing administrative, institutional and programmatic barriers that limit access to emergency shelters.

The PRDF had a goal to continue to address the barriers and challenges faced by the homeless population during PY 2017. However, due to the operational interruption following hurricanes Irma and María, additional training and capacity building sessions to subrecipients on ESG written standards were postponed to the beginning of PY 2018. Other actions taken by the PRDF to guarantee immediate assistance and provide emergency shelter was to continue to strengthen the data-based decision making processes based on the performance measures and the information in the HMIS, and to sharing of information with the Continuum of Care and the Coordinated Assessment System among others.

Addressing the emergency shelter and transitional housing needs of homeless persons

During PY 2017, and the previous years, the strategies promoted by the PRDF have been centered in the public policy established by Law Number 130, which recognizes the need to foster, plan, and carry out services and facilities to address the needs of the homeless population, to enable their participation in the Puerto Rican community and allow them to lead a productive and social life. This public policy is based on the principle that services must be offered through a multi-sectorial approach, promoting the vision of a continuum of care system that guarantees an uninterrupted offering of services and housing opportunities. Within that framework, goals and actions of the state during PY 2017, were focused in reducing the number of families and individuals living on the street and placing them in emergency shelters, transitional or permanent housing; improving the quality of emergency shelters for homeless families and individuals; providing financial assistance to operate these shelters; and providing support services to shelter's residents.

Funding for emergency shelters came mainly from the State's ESG program. During the Program year, a total of 1,523 persons were provided emergency shelter services. Funds allocated to emergency shelter, in particular, were used for the operation of these facilities, as well as the provision of a wide range of services aimed at meeting the needs of its residents, including: case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, and transportation, among others.

The allocation of funds to address emergency shelter and transitional housing needs of homeless persons during PY 2017, was based on the assessment of homelessness conducted for consolidated planning and the results of the consultation conducted to CoC's. Priorities were established based on the goals of HUD's Strategic Plan. The specific allocation gave priority to the following areas:

- Expansion of Outreach Services
- Emergency Shelters without restrictions that may be used as Stabilization Units (Intake 24 hours 7 days a week)
- Unrestricted Emergency Shelters (no restrictions by target group, age, hours)
- Emergency Shelter, Prevention and Rapid Re-Housing Services for the population with a mental health condition
- Shelter proposals in conjunction with Rapid Re- Housing
- Services that promote personal and economic self-sufficiency

In light of disaster relief and recovery efforts to assist the homeless population, special attention was given to those projects that aimed to assist individuals and families in need of emergency shelter and special need populations such as: chronic homeless persons; substance abuse populations, families with children, individuals with mental health problems, persons living with HIV/AIDS, victims of domestic violence, aging population, veterans and LGBTT population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The PRDF has been committed to provide the necessary assistance to swiftly accommodate homeless individuals and families in permanent housing; and prevent individuals and families to become homeless. Aimed to reach that goal, during PY 2017 the PRDF allocated a greater amount of funds as compared to PY 2016 for homeless prevention and rapid rehousing activities. Subrecipients including non-profit organizations and municipalities, used these ESG funds to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place allowed by the regulation. ESG funds were also used to provide housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent

housing and achieve stability in that housing.

Following hurricanes Irma and María, many individuals faced greater financial needs and loss of income due to unemployment. This scenario increased the low- income population at risk of becoming homeless.

During this program year the PRDF continued allocated funds of the special project *Camino a Casa*. This special project were a result of a Memorandum of Understanding (MOU) between the Department of the Family, the Mental Health and Addiction Administration (ASSMCA, for its Spanish acronym), and the Puerto Rico Public Housing Authority. This agreement lasted until December, 2017.

In addition, to assist the special and at- risk populations, the PRDF continued allocated funds to Non Profit Organizations to provide rental and financial assistance with stabilization services to persons living in mental health facilities for over 90 days. Each agency provided different services according to their area of expertise and responsibility. This was a great accomplishment and a project that can be replicated to address one of the major areas of concern regarding the homelessness in Puerto Rico, which is the population with a mental health or substance abuse problem. The PRDF continued working during PY 2017 with the continuation of projects to address Puerto Rico's profile and needs of homeless individuals. As well, the PRDF continued to seek to coordinate efforts with the CoCs and governmental agencies in the development and observance of discharge policies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Current Homelessness Strategy of the state to end chronic homelessness in Puerto Rico and help homeless persons make a transition to permanent housing and independent living, includes a wide range of interrelated strategies directed towards persons who are homeless, as well as those at risk of becoming homeless. These include strategies that focuses on:

- Collaborative planning and services,
- Multi-sectorial efforts,

- Implementation of specific action steps to improve access to services, reduce stigma and battle homelessness criminalization,
- Provision of capacity building and training experiences to municipal governments, NPOs and other stakeholders,
- Promotion of data-based decision making processes (based on information of the HMIS),
- Collaboration with the HMIS administrators, the Coordinated Entry Systems and the CoCs in order to strengthen homelessness data gathering processes, and
- The identification and work with public and private housing developers to target homeless in the development of permanent supportive housing.

During the PY 2017, the ESG state program has been in continued communication and coordination with the CoCs, and the administrators of the HMIS, as well as the Coordinated Entry System for implementing these strategies. Similarly, as it was mentioned in a previous section, the PRDF has focused its efforts in promoting policies that enable a housing first approach and the use of best practices for addressing the needs of homeless individuals. This was implemented by the adoption of written standards and the provision of training and technical assistance opportunities that emphasize in these aspects.

Moreover, the PRDF has encouraged ESG subrecipients to include permanent housing as a main goal in the participant's services plans. As well, the state has been involved with several multi-sectorial stakeholders in the efforts to end/reduce homelessness in veterans and most recently in youth, in accordance with the federal strategy of HUD's Strategic Plan. An example of a multisectorial taskforce to assist the homeless veterans is the "Functional Zero" initiative whereby HMIS administrators, Veterans Affairs Administration, HUD, CoCs and hold weekly case management discussions to assist veterans with emergency shelter and permanent housing opportunities

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

CPD funded activities served the Public Housing projects located within the non entitlemente Municipalities of Puerto Rico. The following is a list of the action taken by the Municipalities to address the need of the public housing residents:

- Senior Services
- Youth Services
- Crime Awareness
- Child Care Services
- Health Services

In addition the PRPHA implemented a series of programs and activities to promote the Economic Self-Sufficiency of the Public Housing Residents. The programs funded with Public Housing funds included Education, Training, Employment, Section 3, and Business Development. The achievements of these programs are:

- 62,614 public housing residents participated in the programs
- 9,797 residents participated of services fair
- 641 public housing residents graduated from high school in Education Program through the Act 217.
- 10,159 residents initiated college education at universities or educational institutions.
- 228 individuals participated in economic development trainings
- 351 obtained a job
 - 314 Section 3
- 2,708 were received occupational training
- 619 contracts were awarded to microenterprises.
- 229 self sufficiency trainings sesiones were offered to public housing residents.

*Source 2018 PRPHA PHA Plan

During the Program Year 82 public housing residentes formed a microenterprise (Catering, Interior Design, Folk Arts, Zumba, Web Design, Car Wash, Minimarket, Barber Shop and Cafeteria).

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Public Housing residents were encouraged to participate in management and participate of homeownership opportunities. The PRPHA obtained authorization from HUD for the sale of 23 public housing units. The PRPHA worked with residents of multiple public housing project to promote

homeownership. The projects are:

- Alturas de Cibuco
- Villa de los Santos I
- Villa de los Santos II
- Las DELicias
- Alturas de Vega Baja
- Cidra Housing
- Antigua Via
- Campo Verde
- Santa Catalina
- Eeparto Valencia
- Los Laureles
- Jardines de Buena Vista
- Villa Evangelina IV

Actions taken to provide assistance to troubled PHAs

No action was taken during the reported program year. The PR-PHA was not declared a troubled PHA during the PY 2017.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

During program year the state continued with the implementation of the Permitting Reform Act (Law 19-2017), that seeks to streamline the permitting process for businesses and promote new investments, job creation, and economic development on the island. The new law consolidates the process to obtain a permit, certification of fire prevention, environmental health, licenses, and authorizations into a Single Permit, in order to expedite the process. One of the key elements of this law is that small and mid-sized businesses will be able to obtain the Single Permit automatically.

The law also creates the Unified Information System, which integrates all requirements to do business in Puerto Rico into a single website (One Stop-PR Doing Business). This website allows users to apply for both state and municipal permits and licenses online, through one single website.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In September 2017, Puerto Rico suffered catastrophic damage as Hurricane Irma passed just north of San Juan. Hurricane Maria made a direct hit on the Island two weeks later. The hurricanes' effects on people's health and safety were devastating. Damage to critical infrastructure resulted in cascading failures of the lifeline systems of energy, telecommunications, water, and transportation. Both hurricanes affected 100% of the Island Population, creating a situation that every household of the Island was underserved.

Given the scale of the disaster, the limited response resources, and the failure of lifeline systems, emergency services were severely compromised and residents lacked electricity, food, and water for a prolonged period. And with roads impassable, residents had limited access to medical care. After the hurricanes, people lost their jobs, schools were closed, government services and private enterprise could no longer operate effectively, landslides caused flooding hazards, and wastewater polluted marine environments. While the hurricanes touched virtually every segment of the population, older adults, children, individuals with disabilities or chronic illnesses, and women were disproportionately affected by this disaster.

A latitude of resources, including CPD, were used to address the needs of the all the puertorricans. The municipa, state and federal governments and the private sector united to provide services and basic items to all segments fo the population. The following are some of the actions taken to address the need of the underserved:

- Tu Hogar Renace provide emergency assistance to more than 100,000 families;
- FEMA provided \$402M for personal property

- The Small Business Administration provided home loans totaling \$1.2B

Multiple actions were taken to reach the needs of the underserved. All of the funded activities provide preferences to the underserved. During this program year:

- Non Entitlement Municipalities continued to fund public services including job training programs and other assistance programs (WOIA, Economic Development) to help individuals secure a job to increase their family income.
- With the Housing Choice Voucher program funds the State and the Municipalities provided assistance to extremely low income families providing them the opportunity to obtain a housing unit that safe sound and sanitary.
- The HOME funded First Time Homebuyer Program provided financial assistance to eligible households including underserved that otherwise could not afford to purchase a home due to the lack of funds for downpayment and other fees associated with a home purchase.
- Rapid re-housing activities using ESG funds provided homeless individuals and those who are victims of domestic violence.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All the affordable housing activities undertaken by the State during the PY 2017 complied with the Lead Based Paint regulations. The level of compliance was contingent to the different activities and the amount of funds invested. The following summarizes the action undertaken to address lead based paint hazard in the CPD activities:

- Housing Rehabilitation activities with CDBG Program : the State throughout the Municipalities made notification, undertook deteriorated paint identification, repair surfaces disturbed during rehabilitation and promoted safe work practices.
- TBRA, Rapid Rehousing and Prevention activities with ESG, HOPWA and HCV Programs funds: The State undertook notification and visual assessment actions on each of the assisted householders and units.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The actions to reduce poverty during PY 2017 continued to evolve around the on-going strategy to provide, maintain and enhance the housing stock and the creation of jobs for low and moderate income persons. The State continued to provide affordable alternatives for adequate and safe housing, so that a substantial portion of participating family's income does not have to be used to cover its housing payment. On the other hand, the development of micro businesses, capital improvements and activities to boost the economy continued to be the catalysts for job creation. As anti-poverty strategies must include coordinated and effective efforts to ensure economic stability and satisfy basic needs, the range of activities funded for the program year is one that covers every angle of the issue.

The following actions were taken during the reported program year:

- Continued the provision of HOME Program economic assistance to low-income level families with down payment and closing expenses in the acquisition of a home.
- Provided incentives to private developers for new construction or rehabilitation of rental housing.
- Provided financial assistance to micro-enterprises for economic development purposes;
- Provided a variety of Public Services to special populations.;
- Assisted homeowners with funds for Housing Rehabilitation purposes;
- Provided emergency assistance to Homeless, abused and battered women and victims of domestic violence.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During the reported program year, the State relied in its internal agencies structure in the undertaking of the CPD funded activities. In addition to its own internal structure, the State promoted activities through collaborative agreements with the active participation of private sector institutions, such as banks institutions, developers organizations and community nonprofit organizations.

Since January 2017, the state in collaboration with the private sector, non-profit organizations and the different sectors comprising our society, are working to comply with the Fiscal Plan. The collaboration is based on achieving economies and efficiencies in the services to the people.

All the CPD Programs maintained a high level of collaboration and cooperation among the service entities that carried out the activities. For example:

- CDBG funded activities: mainly undertaken through the non entitlemente municipalities Service Structure. Continues and effective communication actions, working meeting sessions and oversight and monitoring actions were taken during the reported program year.
- HOME funded activities: these activities were undertaken in collaboration with private sector institutions, such as bank entities and developer firms were the main providers of service of these activities. In some cases, coordination of efforts through Municipal PJ was required. All efforts included working meetings, follow-up actions, continues communication among the parties.
- HOPWA funded activities: these activities were undertaken through collaboration agreements established with the PR State Government Health Department, Municipalities and Community Nonprofit Organizations. To achieve the proposed goals, continues communication, follow-up, working sessions and oversight actions were taken during the reported period.
- ESG funded activities: these programmatic activities were mainly undertaken through the subrecipientes (Municipalities and non profit) internal service structure. The Puerto Rico Department of the Family was the lead agency in this effort. The Department was able to create a effective communication channel among its components to effectively undertake the planned

activities included in the PY 2017 Action Plan.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In order to enhance the level of coordination between public and private housing and community social service agencies, the State undertook the following actions:

- Continued the implementation of the Neighborhood Stabilization Program (NSP);
- Continued negotiating with private developers the provision of HOME Program assistance and LIHT assistance for the development of rental projects;
- Continued working with the Puerto Rico State Continuum of Care Homeless Coalition (PR-502) for the allocation of Continuum of Care funds for homeless service programs;
- Continued the collaboration efforts with local governments and non profit organizations for the provision of assistance to special population groups;
- Continued the collaboration agreement between the Puerto Rico State Department of Health and the Municipality of San Juan for the administration of the State HOPWA funds;
- Continued the efforts to support nonprofits communities organizations sub-recipients for the provision of public services to special populations and those in need.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The State is committed to promote actions toward the provision of affordable housing opportunities to the low and moderate income persons in Puerto Rico. The four State agencies continued to work tireless to guarantee that no action can impede that a low income person interested in obtaining an affordable housing opportunity, can experience a fair and real option to do so.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Specific CDBG and HOME Monitoring Standards are included in the appendix section.

CDBG

The following table shows the CDBG monitoring report performed during program year 2018.

Monitoring Area			
Municipalities	Program Years	Monitoring Type	Comments
Arroyo	2009-13	Monotoring closeout - Corrective Action Plan	completed findings
Ceiba	2009-2012	Monotoring closeout - Corrective Action Plan	completed findings
Aguada	2016-17	Single Audit Monitoring	No CDBG findings
Barceloneta	2016-17	Single Audit Monitoring	No CDBG findings
Coamo	2016-17	Single Audit Monitoring	No CDBG findings
Corozal	2016-17	Single Audit Monitoring	No CDBG findings
Dorado	2016-17	Single Audit Monitoring	No CDBG findings
Florida	2016-17	Single Audit Monitoring	No CDBG findings
Hatillo	2016-17	Single Audit Monitoring	No CDBG findings
Hormigueros	2016-17	Single Audit Monitoring	No CDBG findings
Juncos	2016-17	Single Audit Monitoring	No CDBG findings
Luquillo	2016-17	Single Audit Monitoring	No CDBG findings
Maricao	2016-17	Single Audit Monitoring	No CDBG findings
Naranjito	2016-17	Single Audit Monitoring	No CDBG findings
Orocovis	2016-17	Single Audit Monitoring	No CDBG findings
Peñuelas	2016-17	Single Audit Monitoring	No CDBG findings
Quebradillas	2016-17	Single Audit Monitoring	No CDBG findings
Rincon	2016-17	Single Audit Monitoring	No CDBG findings
Sabana Grande	2016-17	Single Audit Monitoring	No CDBG findings
Salinas	2016-17	Single Audit Monitoring	No CDBG findings
Utuaado	2016-17	Single Audit Monitoring	No CDBG findings

ESG

For purposes of monitoring that ESG activities are carried out in accordance with the Action Plan and the requirements of the program, in August 2017, the PRDF approved its monitoring procedures based on the recommendations and guidelines included in HUD's CPD Monitoring Handbook, version 6509.2, and the fiscal and program management requirements set forth in the 2 CFR 200. These new procedures were implemented during Program Year 2017.

Due to the passage of Hurricane Irma and Maria, the plan for monitoring visits to subrecipients was postponed until 2018. However, during the PY 2017, 100% of the subrecipients were monitored on-desk review and technical assistance was provided through electronic and personal communications. On-desk reviews verified core requirements such as lead based paint compliance, compliance with data entry requirements to HMIS, expected expenditure and bed-occupancy rates, and the development of individual services plans. In addition, the Program was in continuous communication with the HMIS administrators to assess the progress in service goals. As well, the PRDF analyzed the subrecipients capacity to manage the program during the proposal evaluation process and entered into written contracts to ensure compliance with applicable regulations.

For purposes of advancing comprehensive planning, the PRDF maintains continuous communication with subrecipients, the members of the two CoCs in Puerto Rico and other stakeholders by several means, including: meetings, written communications, and participation in the CoCs' assemblies, among others. In the case of the Annual Performance Report, it is made available for public review during the period of September 12, 2018 and a 15 day term is provided for comments. The document is made available in the PRDF Web Page and in the Program's Office. The notice of availability of the report is published in a newspaper of general circulation and the agency's Web Page.

HOPWA

As part of the State efforts to achieve the above described management objective and the planned HOPWA Program goals and objectives for the reported program year, the HOPWA Staff views monitoring as an ongoing process involving continuous communication and evaluation. This approach allows the State to determine compliance, prevent/identify deficiencies and design corrective actions to improve or reinforce program participant performance. As part of this process, the HOPWA staff is alert for fraud, waste and mismanagement or situations with potential for such abuse. Where possible, any identified deficiencies in need of corrective action is handled through discussion, negotiation, or technical assistance in a manner that maximizes local discretion.

The HOPWA Monitoring process is based in a Risk Analysis assessment. This process is implemented to

target attention to program sub-recipients activities that represent the greatest risk and susceptibility to fraud, waste and mismanagement. Each program sub-recipient's past performance is analyzed and compared against the full spectrum of HOPWA Program funds and programs. This method ranks program participants in descending order, from highest to lowest risk. Three categories are used: high, medium, and low risk.

Once the Risk Analysis process is finalized, based in the category in which the sub-recipients fall under the analysis, the Program determines which sub-recipients are included in the monitoring action for the program year.

During PY 2017, the Program undertook monitoring actions to the following sub-recipients:

Municipalities

- Municipio de Yauco
- Municipio de Manatí
- Municipio de Cabo Rojo
- Municipio de Juana Diaz
- Municipio de Hormigueros
- Municipio de Fajardo
- Municipio de Vega Baja
- Municipio de Luquillo
- Municipio de Isabela
- Municipio de Juncos
- Municipio de Jayuya
- Municipio de Canovanas
- Municipio de Humacao
- Municipio de Toa Alta
- Municipio de Comerio
- Municipio de Aguas Buenas
- Municipio de Corozal
- Municipio de Guaynabo
- Municipio de San Lorenzo
- Municipio de Rio Grande
- Municipio de Toa Baja
- Municipio de San German

Non profit

- Lucha- Manantiales de Vida
- Lucha-Nuevo Horizonte
- Lucha-Renacer de Vida
- Instituto Prevocacional e Industrial de PR- Arecibo
- Hogar Ayuda el Refugio

- Consorcio Region Sur de PR
- Casa Ismael
- Bills Kitchen- Hato Rey
- Bills Kitchen- Fajardo
- La Perla de Gran Precio- Nancy Borshow
- La Perla de Gran Precio -Bayamón
- Casa Joven del Caribe
- Upens
- La Fondita de Jesús
- FUNDESCO-Remanso de Esperanza
- FUNDESCO-Albergue los Peregrinos
- Iniciativa Comunitaria
- Casa del Peregrino
- Hogar Crea- Las Américas
- Hogar Crea-Fajardo
- Hogar Crea-Mayagüez
- Hogar Crea-Ponce
- Hogar Crea- Arecibo
- Hogar Crea-Ponce

HOME Program Monitoring

Rental Activity

The Puerto Rico Housing Finance Authority (PRHFA) as the designated Participating Jurisdiction (PJ) for the HOME Program (Program) is responsible for monitoring compliance of rental projects assisted with Program funds. Specifically, PRHFA must validate project compliance with HOME requirements related to tenant income-eligibility, rent restrictions, unit mix, tenant rights protections, marketing, financial viability of the projects, compliance with the property standards, and with other Program requirements included in the Federal Regulation 24 CFR Part 92.

As of July 1, 2017, the PRHFA had 63 rental projects completed in HUD’s Integrated Disbursement and Information System (IDIS) and within the required affordability period. The total number of HOME-assisted units in these projects were 2,890. A detail of the rental projects is included in **Annex A**.

The compliance activities performed by the Federal Funds Compliance Office (FFCO) include the following:

a. Annual risk based assessment

Each year the FFCO performs an annual risk based assessment to determine the projects to be included in the Compliance Plan for the Program Year. This analysis takes into consideration the following factors:

1. Projects completed in IDIS in the last 12 months (first year of the compliance period) - Each project must be reviewed within 12 months after project completion.
2. Projects in which the last compliance review was performed three years before the Program Year (PY) – Each project must be reviewed at least once every three years during the affordability period.
3. Other projects within the affordability period – The FFCO performs an evaluation of the risk of noncompliance with the requirements of the HOME Program for each project. A rating system from 0 to 4 is used to measure the current risk of the projects for a factor, 0 being the worst and 4 the best possible rating.

Each project must be evaluated taking into consideration the following factors:

- a. Compliance with the eligibility documentation - based on the last compliance review.
- b. Compliance with the income and rent limitations of the Program - based on the last income and rent analysis.
- c. Compliance with the project's required unit mix - based on the last income and rent analysis.
- d. Compliance with the marketing efforts to occupy the vacant units - based on the percentage of occupancy in the last income and rent analysis.
- e. Compliance with the applicable property standards of the Program - based on the last physical inspection.
- f. Evaluation of the project's financial viability – based on the last financial evaluation available.

An average of the factor scores will be the overall rating. Any project reflecting 2.50 or less in the overall rating of this analysis will be included in the Compliance Plan for the Program Year.

Results for PY 2017

The annual risk based assessment performed by the FFCO for the PY 2017 reflected four projects that were in the first year of the compliance period and 14 projects in which the last compliance review was performed three years before the PY 2017. Also, the analysis reflected six projects in which the overall rating was 2.50 or less. Therefore, these projects must be included in the on-site compliance plan for the year.

b. Physical inspections of the properties

The HOME regulation establishes that the participating jurisdictions must perform a physical inspection at project completion and during the affordability period to determine if the project meets the property standards of Section 92.251. The projects to be inspected during each Program Year (July to June) are selected based on the following schedule:

Total Number of Units in the Property	Minimum Frequency of On-site Inspections
1-4 units	Every three years
5-25 units	Every two years
26 or more units	Every year
Note: This schedule is based on the total number of units in the property, not in the number of HOME-assisted units.	

Sample sizes:

For projects with one to four units, the inspectable items for each building with HOME-assisted units and 100 percent of the HOME-assisted units must be inspected.

For projects with more than four HOME-assisted units, the inspectable items for each building with HOME-assisted units and at least 20 percent of the HOME-assisted units in each building, but not fewer than four units in each project and one HOME-assisted unit in each building.

A physical inspection report is issued by the PRHFA. This report presents the deficiencies found during the inspection and the timeframe granted to the owner to correct the deficiencies. The owner is required to submit evidence of the corrections of all the deficiencies found during the inspection. The HOME Program will review the owner’s response and supporting documentation, and if it is satisfactory, will issue a clearance letter notifying that the project complies with the property standards. If the owner’s response does not comply with the Program’s requirements, follow up will be given to the required corrective actions until all pending deficiencies have been corrected.

In the event of noncompliance or project failure, the PJ may require the repayment of HOME funds.

Results for PY 2017

During the PY 2017 the PJ scheduled 58 physical inspections. The Inspection and Appraisal Department completed 51 out of the 58 inspections scheduled for the year. The remaining inspection was not completed due to discrepancies with the owner related to the affordability period and the HOME units of the project. The details of the inspections completed are presented in **Annex B**.

c. On-site compliance reviews (file reviews) based on a risk based assessment

Projects to be visited during the fiscal year (July to June) will be selected based on the annual risk based assessment (mentioned above).

The tenants' files reviewed during the on-site compliance reviews are selected based on a random sample of at least 20% of the HOME-assisted units in each building of the project. The tenants' files evaluation includes verification of the compliance of each unit with the applicable income and rent limitations of the Program, correct determination of the household income, correct use of the applicable utility allowance, lease contract minimum requirements, compliance with the minimum required documentation and the student rule. Also, during the on-site compliance review the FFCO evaluates the project's compliance with the tenant selection procedures, dispute resolution procedures and property maintenance requirements of the HOME Program.

After the evaluation, the FFCO issues a compliance review report of the findings encountered during the review. This report presents the findings in order of severity or importance and includes all the details that support each finding. The owner will have a 30-day period to submit a response that includes all the supporting evidence of the corrective actions taken to bring the project units in compliance with the requirements of the HOME Program. The FFCO will review the owner's response and supporting documentation, and if it is satisfactory, the FFCO will issue a clearance letter notifying that the project complies with all the requirements of the Program and that the compliance review process has concluded. If the owner's response does not comply with the Program's requirements, follow up will be given to the required corrective actions until all pending issues have been resolved.

Results for PY 2017

During the PY 2016 the FFCO performed 22 out of the 24 compliance reviews schedule for the year. These reviews included the verification of the compliance of each unit with the applicable income and rent limitations of the Program, correct determination of the household income, correct use of the applicable utility allowance, lease contract minimum requirements, compliance with the minimum required documentation and the student rule. Also, during the compliance review the FFCO evaluated the projects' compliance with the tenant selection procedures, dispute resolution procedures and property maintenance requirements of the HOME Program.

The details of the compliance reviews performed are presented in **Annex C**.

The most frequent findings were as follows:

1. Unit in noncompliance with HOME Program income limits
2. Rent charged in excess of the maximum rent allowable by the HOME Program
3. Prohibited provision in the project's lease contract
4. Incomplete Tenant Selection Procedure
5. Incomplete Dispute Resolution Procedure

6. Lease contract does not comply with the HOME Program requirements
7. Incorrect information in Tenant Income Certification (TIC)
8. Documents with incorrect and/or missing information
9. Incorrect income calculation
10. Incomplete Certification Process
11. High Vacancy Rate

These situations were notified to the owners in the Compliance Review Reports. Each situation included the necessary corrective actions to bring the project back to compliance with the requirements of the HOME Program.

d. Income and rent analysis of each project

The FFCO performs an annual income and rent analysis to help determine if HOME-assisted units in a project comply with the income and rent requirements of the HOME Program. The purpose of this analysis is to ascertain the HOME-assisted units' compliance with the following requirements of the Program:

- Income restrictions based on unit designation (High or Low HOME rent unit)
- Rent restrictions based on unit designation (High or Low HOME rent unit)
- The project's unit mix
- The monthly tenant paid rent in Low HOME rent units (must not exceed 30% of the household's monthly adjusted income)
- Accuracy of the data submitted

In case of noncompliance, the FFCO may require the rental property owner to adjust the rents in accordance with the maximum rent allowed by the HOME Program.

To perform this analysis, project owners submit the occupancy data of the projects including the information regarding the rent charged for the units and the income of the tenants. This data is transmitted electronically using a program named Certification on Line System (COL). Such data must include all changes in annual income, family composition, utilities allowance, rental assistance and/or tenant paid rent. Tenant data submitted by owners is evaluated using an Excel spreadsheet called Income and Rent Analysis.

If any unit is in noncompliance with the income and rent requirements of the HOME Program, a notification of noncompliance is sent to the owner with a detail of the units that require an adjustment in the rent charged and the due date. The owner will have a 30-day period to submit a response that includes all the supporting evidence of the corrective actions taken to bring the project units in compliance with the requirements of the Program. The FFCO will review the owner's response and supporting documentation, and if it is satisfactory, FFCO will issue a

clearance letter notifying that the project complies with all the requirements of the Program and that the noncompliance was corrected.

Results for PY 2017

During the PY 2017 the FFCO performed an income and rent analysis of 54 project based on the occupancy data submitted by the owners as of June 30, 2017. These analyses reflected 15 projects with noncompliance, for which notifications of noncompliance were issued. The owners provided evidence of the corrective actions taken for 10 out of the 15 project. We are still working with the remaining five projects.

e. Annual evaluation of the projects' financial viability

During the affordability period, the FFCO annually examines the financial condition of the HOME-assisted rental projects with 10 or more units to determine the continued financial viability of the project, as required by Section 92.504 (d) (ii) (C).

The audited financial statements and the related accompanying notes are reviewed by the FFCO to gain an overall understanding of the project's financial position. Analytical review procedures of the balance sheet and the statements of operations are performed by comparing results for the last two years and explaining significant or relevant fluctuations. The following ratios are calculated from the data of the balance sheet and the statement of operations in order to understand the financial position of the project:

1. Debt Service Coverage Ratio
2. Economic Occupancy Ratio
3. Current Ratio
4. Accounts Receivable Ratio
5. Adequacy of Reserves
6. Reserve Funding
7. Net Cash Throw-off
8. Subsidy Contract Status
9. PUPA – total operating expenses per unit per annum

In addition, the FFCO performs a comparative analysis of the project's audited Statement of Operations and the initially projected cash flows for the affordability period. The initial projections considered an estimated annual increase in income and expenses, and a percentage of estimated vacancy loss. Actual balances are compared with these projections to verify if the project is performing as originally projected.

A rating system from 0 to 4 is used to measure the standing of the project for a particular ratio, 0 being the worst and 4 the best possible rating. Each rating is then multiplied by its weighted average, which were determined as follows:

Debt Service Coverage Ratio	20%
Economic Occupancy	15%
Current Ratio	15%
Account Receivable Ratio	5%
Adequacy of Reserves	5%
Reserve Funding	10%
Net Cash Throw-off	20%
PUPA (Per unit per annum)	5%
Subsidy Contract Status	5%
	<u>100%</u>

Results for PY 2017

During the PY 2017 the FFCO performed a total of 36 financial evaluations. These evaluations reflected seven projects that have financial difficulties. These projects were referred to the HOME Program to identify alternatives to keep these projects financially and operational viable.

The details of the financial evaluations performed are presented in **Annex D**.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The availability of the draft CAPER was published in the Primera Hora Newspaper on September 12, 2018. The notice provided instructions to the public about how to retrieve the document online or in person, and advised of a 15-day comment period ending on September 27, 2018. If public comments are received during the comment period, they will be included in the final CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

As a result of Hurricane Maria HUD notified all CPD grantees of the availability of of waivers for certain statutory and regulatory requirements. To help grantees to recovery from the impact the lead Agency determined to use the flexibility provided HUD notice. The following were the waivers requested:

- Citizen Participation Public Comment Period for Consolidated Plan Amendment
- Citizen Participation Reasonable Notice and Opportunity to Comment
- CDBG - New Housing Construction
- CDBG- Suspension of Public Services Cap
- CDBG-Emergency Grant Payments for up to Six Months
- HOME - Relief from Certification Requirements on Use of HOME Funds for TBRA
- HOME - Suspension of the 10% Administration and Planning Cap
- HOME - Self-Certification of Income
- HOME-Suspension of Various TBRA Program Requirements
- HOME - Suspension of Matching Contribution Requirements
- HOME- Suspension and Waiver of CHDO Set-aside
- HOME- Waiver of Property Standards for HOME-assisted Units
- HOME- Suspension and Waiver of Maximum Per unit Subsidy Limit
- HOME - Suspension of Owner-Occupied Housing Maximum Value/Sales Price Limitation
- HOPWA - Self-Certification of Income and Credible Information on HIV Status
- HOPW A- FMR Rent Standard
- HOPW A - Property Standards for TBRA
- ESG-Term limits on Rental Assistance and Housing Relocation and Stabilization Services
- ESG- Restriction of rental assistance to units with rent at or below Fair Market Rent (FMR)

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The HOME regulation establishes that the participating jurisdictions must perform a physical inspection at project completion and during the affordability period to determine if the project meets the property standards of Section 92.251.

Please check CR-40 with the accompanying list of projects physically inspected, reviewed and financially evaluated.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The PRHFA used the established affirmative marketing policies and procedures established in 24 CFR 92.351. The State PJ has made an effort to inform potential applicants from all protected groups, through seminars and other HOME conferences, about available vacant units and other HOME assisted housing. Moreover, during these seminars programs and projects are described and enable the public with information to submit applications.

The PRHFA recently redesigned its Website as to provide a more detailed description of the available HOME programs and other state programs that could be combined to increase affordable housing. Moreover, private lending institutions make several referrals throughout the year of potential applicants. The State PJ actively participates meetings with the Puerto Rico Department of Housing and other outreach efforts.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

For the reporting period, the local bank account (“Program Income”) has a balance of \$0.00 as of 6/30/2018. However, the amount of \$245,070.35 was used to fund IDIS activity #17386 – Valentina Rental Housing II which is located in San Lorenzo PR. This project consist of a total of 87 housing dwelling rental units, with a total development cost of \$20,819,398. HOME Program funded the amount of \$2,350,533 to assist a total of 11 units for low and very low income families.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

During the past years the government of Puerto Rico has placed strong efforts in creating and preserving affordable housing units. This has required the collaboration of multiple agencies and non-for profit organizations. The State CDBG program, along with the HOME program has added multiple housing units to the market. These actions and market conditions have served as an incentive for local developers to transition to this market segment, due to its high demand and the change in the socioeconomic landscape.

During this program year the PRHFA requested participation under the CDBG-DR Action Plan. The Puerto Rico Department of Housing will partner with the Housing Finance Authority (AFV, for its Spanish acronym), to select projects proposed by developers qualified to use LIHTC. Projects will be evaluated based on cost reasonableness, developer capacity, number of beneficiaries served and shovel readiness. The LIHTC program will provide grant gap funding, coupled with loans (when needed) to developers with approved projects. Construction loan funding must be repaid to PRDOH in a period of 24 months or less. Repaid loan funding will be used to fund additional approved LIHTC projects. Any program income generated will be used to fund program activities or administrative costs. The total allocation under this program is \$100 million.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	175	224
Tenant-based rental assistance	115	287
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	500	364
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	790	875

Table 14 – HOPWA Number of Households Served

Narrative

As show in the above table the State exceeded the one year goals for the HOPWA Program. The following are the highlights of each activity funded with HOPWA funds.

- **Tenant-Based Rental Assistance (TBRA) Program:** The TBRA program provides tenant-based rental assistance to eligible individuals until they are able to secure other affordable and stable housing. This activity was undertaken by eleven (11) Municipalities. A total of 533,738.24 was allocated to TBRA, from this total, \$512,288.90 were allocated to activities delivery costs and the provision of housing assistance to eligible participants.
- **Short-Term Rent, Mortgage, and Utilities (STRMU) Assistance Program:** The STRMU program provides short-term rent, mortgage, and utility payments to eligible individuals for a maximum of 21 weeks of assistance in a 52-week period. During the reported program year these services were spread through 3 geographical regions within the Puerto Rico jurisdiction. The amount allocated to this activity was \$365,017.89 (Including previous year funds) and the total amount draw was \$215,114.45.
- **Supportive Services Program:** Under this program supportive services and housing are offered by nonprofit organizations via contracts with the MSJ. Supportive services including health care, mental health assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to local, state, and federal government benefits and services, were also provided to HOPWA recipients. Most services are provided in a residential setting. The total

amount allocated for Supportive Services was \$615,572.73. A total of \$299,994.68 were disbursed for this activity.

- **Transitional Housing:** This category includes temporary housing, hospice care, detox services, permanent housing for chronically ill mental patients, and other types of housing with supportive services to maintain clients' quality of life. A total amount of \$299,994.68 was allocated to provide services within this activity.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	PUERTO RICO
Organizational DUNS Number	140991105
EIN/TIN Number	660478790
Identify the Field Office	CARIBBEAN
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms
First Name	Glorimar
Middle Name	0
Last Name	Andujar
Suffix	0
Title	Secretary

ESG Contact Address

Street Address 1	P O Box 11398
Street Address 2	0
City	San Juan
State	PR
ZIP Code	-
Phone Number	7872944900
Extension	1252
Fax Number	7872940732
Email Address	glorimar.andujar@familia.pr.gov

ESG Secondary Contact

Prefix	Mrs
First Name	Yessenia
Last Name	Pena
Suffix	0
Title	Auxiliaries Secretariat Administration
Phone Number	7872944906
Extension	0
Email Address	ypena@familia.pr.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2017
Program Year End Date	06/30/2018

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	197,527	160,348	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	129,158	62,311	
Expenditures for Housing Relocation & Stabilization Services - Services	7,807	21,119	
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	5,010	59,008.96
Subtotal Homelessness Prevention	334,492	248,788	\$59,008.96

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	58,140	53,163	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	8,941	26,454	
Expenditures for Housing Relocation & Stabilization Services - Services	16,707	7,172	
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	\$83,483.45
Subtotal Rapid Re-Housing	83,788	86,789	\$83,483.45

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	4,333	353,717	470,529.36
Operations	11,324	228,200	
Renovation	0	242	
Major Rehab	0	0	
Conversion	0	0	
Subtotal	15,657	582,159	\$470,529.36

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach	66,081	229,158	\$152,788.41
HMIS	7,778	30,323	\$39,176.92
Administration	399	6,953	\$1,854.70

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2015	2016	2017
	247,031	1,269,874	\$806,841.80

Table 29 - Total ESG Funds Expended

11f. Match Source

	2015	2016	2017
Other Non-ESG HUD Funds	276,006	159,011	34,163.39
Other Federal Funds	314,438	685,259	227,753.80
State Government	130,491	176,511	28,039.49
Local Government	369,172	307,883	59,847.42
Private Funds	159,628	91,742	94,774.75
Other	156,409	214,815	95,188.37
Fees	780	0	
Program Income	2,825	0	
Total Match Amount	1,409,749	1,635,221	539,767.22

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2015	2016	2017
	2,679,623	3,264,650	1,346,609.02

Table 31 - Total Amount of Funds Expended on ESG Activities

Federal Funds Compliance Office

HOME-Assisted Projects

	IDIS	Project Name	Completion Date	Project Units	HOME units
1	15565	Aires del Manantial	14-Sep-17	120	17
2	13164	Albergue El Paraíso Corp.	20-Nov-13	26	26
3	217	Apartamentos Amelia	25-Jan-07	6	6
4	468	Apartamentos Castro-1	11-Apr-06	2	2
5	553	Apartamentos Castro-2	11-Apr-06	2	2
6	677	Apartamentos Castro-3	24-Oct-05	2	2
7	558	Apartamentos Estancia Villamil	21-Oct-05	6	6
8	349	Apartamentos Gonzalez Bernard I	11-Apr-06	4	4
9	498	Apartamentos Ortiz	11-Apr-06	8	8
10	346	Apartamentos Plaza-1	30-Nov-04	2	2
11	578	Apartamentos Plaza-2	21-Oct-05	1	1
12	379	Apartamentos Primor	30-Nov-04	4	4
13	5740	Apartamentos Suarez Sandin	27-Jan-14	22	22
14	7487	Arecibo Senior Housing	22-Nov-13	120	120
15	14739	Balseiro Apartments	23-May-16	74	31
16	9637	Brisas del Mar Elderly	7-Jun-11	102	102
17	8495	Cabo Rojo Elderly	22-Nov-13	88	88
18	6048	Colegio y Egida De Enfermeras Practicas	25-Jan-07	81	81

	IDIS	Project Name	Completion Date	Project Units	HOME units
19	14750	Egida Asoc Miembros Policía Pr-Maunabo	15-Oct-14	116	60
20	11902	El Camino Save Heaven	15-Oct-14	25	10
21	9072	El Remanso de Paz	22-Nov-13	50	50
22	5532	Ermelinda Apartments	31-Jan-13	8	8
23	11960	Esperanza Village	20-Nov-12	9	9
24	16046	Galeria Urbana	19-May-17	107	22
25	14065	Golden Residences At Floral Park	23-Jan-14	160	92
26	14751	Gurabo Elderly	5-May-16	86	23
27	718	Hogar La Piedad	22-Jun-07	24	24
28	11250	Jardin de Santa Maria	8-Aug-14	77	21
29	5497	Jardines de Carmeni	7-Jun-11	24	24
30	3743	Jardines de Loiza II	11-Apr-06	27	27
31	8587	La Egida del Perpetuo Socorro	7-Jun-11	66	66
32	722	La Fondita de Jesús	27-Jun-14	25	18
33	622	La Merced Elderly	9-Jun-08	89	50
34	9741	Laderas Del Rio Elderly	15-Jan-14	124	124
35	10814	Las Piedras Elderly	13-Jul-12	123	123
36	14565	Liyaly Apartments	21-Nov-13	4	4
37	6296	Loiza Home for the Elderly (Fase II)	25-Jan-07	120	120
38	377	Los Gemelos	18-May-06	5	5
39	9736	Los Robles	12-Jul-11	13	13
40	10416	Monserate II	23-Dec-13	36	36
41	6996	Notre Dame Apartments	26-Nov-13	88	88

	IDIS	Project Name	Completion Date	Project Units	HOME units
42	345	Oscar Apartments	11-Apr-06	6	6
43	11958	Panorama Gold Apartments	2-Dec-11	168	168
44	3759	Península Houses	21-Jun-00	102	102
45	15568	Plaza Apartments	29-Oct-15	60	18
46	10908	Ponce Darlington	25-Nov-13	150	136
47	8496	Ponce Elderly II	29-Aug-07	80	80
48	14063	Portal de San German	9-Oct-14	56	24
49	717	Remanso de la Esperanza	22-Jun-07	26	26
50	10427	Remanso Elderly	15-Oct-14	51	31
51	16392	Revitalization of Coamo Town Center	31-Aug-16	8	6
52	9654	Rio Dorado Elderly	8-Jun-11	120	120
53	10567	Salinas Elderly	7-Jun-11	84	84
54	6298	San Miguel Home for the Elderly	26-Sep-13	82	82
55	10419	Santa Rosa Elderly	18-Jan-13	33	33
56	14066	The Francis Elderly Apartments	4-Aug-14	75	37
57	16497	Valentina Rental Housing	19-May-17	98	25
58	16393	Valle Dorado	21-Dec-16	32	4
59	10700	Valle Verde Housing	5-Oct-14	96	61
60	10787	Villa Centroamericana	14-Feb-13	386	96
61	714	Villas Del Peregrino (Mun. Caguas)-1	27-Jun-14	52	39
62	14061	Vistas Del Mar Elderly	14-Jan-14	88	35
63	721	Yauco Elderly Housing	24-Oct-05	136	136
				4,065	2,890

Annex B

Federal Funds Compliance Office

Physical Inspections – PY 2017

	IDIS	Project Name	Project Units	HOME Units	Inspection Date
1	13164	Albergue El Paraíso Corp.	26	26	26-Apr-18
2	217	Apartamentos Amelia	6	6	N/A*
3	468	Apartamentos Castro-1	2	2	14-May-18
4	553	Apartamentos Castro-2	2	2	14-May-18
5	677	Apartamentos Castro-3	2	2	14-May-18
6	558	Apartamentos Estancia Villamil	6	6	1-Mar-18
7	349	Apartamentos Gonzalez Bernard I	4	4	N/A*
8	498	Apartamentos Ortiz	8	8	28-Feb-18
9	346	Apartamentos Plaza-1	1	1	N/A*
10	578	Apartamentos Plaza-2	2	2	N/A*
11	379	Apartamentos Primor	4	4	21-Mar-18
12	7487	Arecibo Senior Housing	120	120	7-Jun-18
13	14739	Balseiro Apartments	74	31	15-Dec-17
14	9637	Brisas del Mar Elderly	102	102	4-Jun-18
15	8495	Cabo Rojo Elderly	88	88	2-Apr-18
16	6048	Colegio y Egida de Enfermeras Practicas	81	81	31-May-18
17	14750	Egida del Policía-Maunabo	116	60	4-Apr-18
18	11902	El Camino Save Heaven	25	10	27-Apr-18
19	9072	El Remanso de Paz	50	50	20-Feb-18

	IDIS	Project Name	Project Units	HOME Units	Inspection Date
20	5532	Ermelinda Apartments	8	8	27-Feb-18
21	16046	Galeria Urbana	107	22	9-Apr-18
22	14065	Golden Residence at Floral Park	160	92	5-Apr-18
23	14751	Gurabo Elderly	86	23	13-Apr-18
24	718	Hogar La Piedad	24	11	19-Apr-18
25	5497	Jardines de Carmeni	24	24	29-May-18
26	3743	Jardines de Loiza II	27	27	10-Apr-18
27	11250	Jardines de Santa Maria	77	21	30-May-18
28	8587	La Egida del Perpetuo Socorro	66	66	6-Jun-18
29	622	La Merced Elderly	89	50	6-Jun-18
30	9741	Laderas del Rio Elderly	124	124	12-Apr-18
31	10814	Las Piedras Elderly	123	123	5-Jun-18
32	14565	Liyaly Apartments	4	4	21-Mar-18
33	6296	Loiza Home for the Elderly (Fase II)	120	120	10-Apr-18
34	377	Los Gemelos	5	5	N/A*
35	9736	Los Robles	13	13	20-Apr-18
36	10416	Monserate II	36	36	30-May-18
37	6996	Notre Dame Apartments	88	88	5-Jun-18
38	345	Oscar Apartments	6	6	N/A*
39	11958	Panorama Gold Apartments	168	168	12-Apr-18
40	3759	Península Houses	102	102	N/A*
41	15568	Plaza Apartments	60	18	27-Feb-18
42	10908	Ponce Darlington	150	132	11-Apr-18

	IDIS	Project Name	Project Units	HOME Units	Inspection Date
43	8496	Ponce Elderly II	80	80	4-Jun-18
44	14063	Portal de San German	56	24	26-Feb-18
45	717	Remanso de La Esperanza	26	26	27-Apr-18
46	10427	Remanso Elderly	51	31	23-Feb-18
47	9654	Rio Dorado Elderly	120	120	13-Apr-18
48	10567	Salinas Elderly	84	84	29-May-18
49	6298	San Miguel Home for The Elderly	82	82	5-Apr-18
50	10419	Santa Rosa Elderly	33	33	1-Jun-18
51	14066	The Francis Village Elderly	75	37	3-Apr-18
52	16497	Valentina Rental Housing	98	25	21-Feb-18
53	16393	Valle Dorado	32	4	14-Mar-18
54	10700	Valle Verde Housing	96	61	29-May-18
55	10787	Villa Centroamericana	388	96	26-Feb-18
56	714	Villas del Peregrino II	54	39	19-Apr-18
57	14061	Vistas del Mar Elderly	88	35	7-Jun-18
58	721	Yauco Elderly Housing	136	136	1-Jun-18

*No physical inspection took place during fiscal year 2017-2018 since this project was referred to the HOME Program.

Annex C

Federal Funds Compliance Office

Compliance Reviews – PY 2017

	IDIS	Project Name	Activity Address	Project Units	HOME units	Sample	Compliance Review Date
1	15565	Aires del Manantial	Trujillo Alto	120	17	4	22-May-18
2	468	Apartamentos Castro-1	Morovis	2	2	2	11-Apr-18
3	553	Apartamentos Castro-2	Morovis	2	2	2	11-Apr-18
4	677	Apartamentos Castro-3	Morovis	2	2	2	11-Apr-18
5	498	Apartamentos Ortiz	Juncos	8	8	8	N/A***
6	379	Apartamentos Primor	Juana Díaz	4	4	4	7-May-18
7	5740	Apartamentos Suarez Sandin	Vega Baja	22	22	5	25-May-18
8	7487	Arecibo Senior Housing	Arecibo	120	120	24	2-Feb-18
9	8495	Cabo Rojo Elderly	Cabo Rojo	88	88	18	23-Feb-18
10	9072	El Remanso de Paz	Ponce	50	50	11	13-Feb-18
11	11960	Esperanza Village	Juncos	9	9	9	23-Feb-18
12	16046	Galeria Urbana	Caguas	107	22	4	4-Jun-18
13	14065	Golden Residences at Floral Park	San Juan	160	92	19	15-Dec-17
14	11250	Jardín de Santa Maria	Mayagüez	77	21	5	19-Jan-18
15	8587	La Egida del Perpetuo Socorro	San Juan	66	66	14	5-Jun-18
16	722	La Fondita de Jesús	San Juan	25	4	4	14-Dec-17
17	622	La Merced Elderly	San Juan	89	50	10	22-Jan-18
18	14565	Liyaly Apartments	Juana Díaz	4	4	4	15-Jun-18

	IDIS	Project Name	Activity Address	Project Units	HOME units	Sample	Compliance Review Date
19	345	Oscar Apartments	Lares	6	6	6	N/A**
20	6298	San Miguel Home for the Elderly	Bayamón	82	82	17	5-Apr-18
21	14066	The Francis Elderly Apartments	Añasco	75	37	8	12-Jan-18
22	16497	Valentina Rental Housing	San Lorenzo	98	25	25	26-Jan-18
23	16393	Valle Dorado	Utua	32	4	4	8-Dec-17
24	714	Villas del Peregrino (Mun. Caguas)-1	Caguas	52	39	8	12-Jun-18

**The compliance review was not performed since this project was referred to the HOME Program due to discrepancies with the owner related to the project required affordability period.

*** The required compliance review was not performed since this project was referred to the HOME Program due to discrepancies with the owner related to HOME Program requirements.

Federal Funds Compliance Office

Financial Evaluations – PY 2017

	IDIS	Project Name
1	5740	Apartamentos Suarez Sandin
2	7487	Arecibo Senior Housing
3	14739	Balseiro Elderly
4	9637	Brisas del Mar Elderly
5	8495	Cabo Rojo Elderly
6	6048	Colegio y Egida de Enfermeras Practicas
7	14750	Egida Asoc Miembros Policia PR-Maunabo
8	9072	El Remanso de Paz
9	14065	Golden Residences at Floral Park
10	14751	Gurabo Elderly Apts. - Lucha Contra El Sida
11	11250	Jardin de Santa Maria
12	5497	Jardines de Carmeni
13	3743	Jardines de Loiza II
14	8587	La Egida del Perpetuo Socorro
15	622	La Merced Elderly
16	9741	Laderas del Rio Elderly
17	10814	Las Piedras Elderly
18	6296	Loiza Home for the Elderly (Fase II)
19	10416	Monserate II

	IDIS	Project Name
20	6996	Notre Dame Apartments
21	11958	Panorama Gold Apartments
22	15568	Plaza Apartments
23	10908	Ponce Darlington
24	8496	Ponce Elderly II
25	14063	Portal de San German
26	717	Remanso de La Esperanza
27	10427	Remanso Elderly
28	9654	Rio Dorado Elderly
29	10567	Salinas Elderly
30	6298	San Miguel Home for the Elderly
31	10419	Santa Rosa Elderly
32	14066	The Francis Elderly Apartments
33	10700	Valle Verde Housing Project
34	10787	Villa Centroamericana
35	14061	Vistas del Mar Elderly
36	721	Yauco Elderly Housing