

GOVERNMENT OF PUERTO RICO

STATE CONSOLIDATED ACTION PLAN FOR HOUSING AND
COMMUNITY DEVELOPMENT PROGRAMS

2024 CONSOLIDATED ANNUAL PERFORMANCE REPORT

September 26, 2025



PLAN CONSOLIDADO



DE VIVIENDA Y DESARROLLO COMUNAL DEL
ESTADO Y PLAN DE ACCIÓN ANUAL



DEPARTAMENTO DE LA

VIVIENDA

GOBIERNO DE PUERTO RICO

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 Consolidated Annual Performance Report (CAPER) provides an overview of the progress made during PY 2024, the fifth year of the Puerto Rico State 2020-2024 Housing and Community Consolidated Plan. 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. During Program Year 2024, the state undertook activities consistent with the approved strategic and annual action Plan, for the following programs:

- Community Development Block Grant (CDBG), administered by the Puerto Rico Department of Housing (PRDoH);
- HOME Investment Partnerships Program (HOME), Administered by the Puerto Rico Housing Finance Authority;
- Housing Opportunities for Persons with AIDS (HOPWA); administered by the Puerto Rico Department of Health, in collaboration with the Municipality of San Juan;
- Emergency Solutions Grant (ESG), administered by the Puerto Rico Department of Family; and
- Housing Trust Fund (HTF), also administered by the Puerto Rico Housing Finance Authority.

Each of these programs of the Consolidated Plan invested available resources in eligible activities to address the needs of the low- and moderate-income persons with the final goals of:

- increasing the availability, accessibility, and affordability of decent housing,
- create suitable living environments, and
- provide economic opportunities for low- and moderate-income individuals.

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
Create Suitable Living Environments	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2750	542540	19,728.73%			
Create Suitable Living Environments	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	109296		540	5897	1,092.04%
Create Suitable Living Environments (B)	Non-Housing Community Development	CDBG: \$	Other	Other	975000	2049355	210.19%	185000	0	0.00%
Emergency Relief	Non-Housing Community Development	CDBG: \$	Other	Other	1500	8725	581.67%	300	0	0.00%
Expand Economic Opportunity	Economic Development	CDBG: \$	Jobs created/retained	Jobs	30	78	260.00%	6	5	83.33%

Expand Economic Opportunity	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	3625	24,166.67%	3	1205	40,166.67%
Provide Decent Housing	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	12500	15492	123.94%	2560	3249	126.91%
Provide Decent Housing (B)	Homeless	HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	8640	789	9.13%	2000	0	0.00%
Provide Decent Housing (C)	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	2000	2215	110.75%	442	250	56.56%
Provide Decent Housing (C)	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Other	Other	2100	2767	131.76%	465	709	152.47%
Provide Decent Housing (D)	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	100	281	281.00%	20	1	5.00%
Provide Decent Housing (D)	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	60	1511	2,518.33%			
Provide Decent Housing (E)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	440	335	76.14%			

Provide Decent Housing (F)	Affordable Housing	HOME: \$ / HTF: \$641442	Rental units constructed	Household Housing Unit	0	70		48	70	145.83%
Provide Decent Housing (F)	Affordable Housing	HOME: \$ / HTF: \$641442	Rental units rehabilitated	Household Housing Unit	0	0		3	0	0.00%
Provide Decent Housing (F)	Affordable Housing	HOME: \$ / HTF: \$641442	Other	Other	165	65	39.39%			
Provide Decent Housing (G)	Affordable Housing	HTF: \$	Other	Other	45	44	97.78%			

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 Program

CDBG funds were used in accordance with the action plan and were in its majority directed to address the needs of low- and moderate-income persons. As stated in the Action Plan, and in accordance with local public policy, funds were distributed to non-entitlement municipalities on an equal basis, through a formula allocation, with the exception of the islands of Vieques and Culebra, that received 15% in additional allocation. In terms of the specific activities, 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. CDBG funds were used specifically to support the following eligible activities:

- **Economic development** – As of 2024, a total of \$54,894.30 was disbursed for this activity PY 2024 and a total of 5 jobs were created.
- **Public facilities and improvements** - A total of 540,668 low and income persons and 3,710 organizations received benefit of community

development projects aimed to improve living conditions and infrastructure. A total of \$12,593,820.19 was disbursed for this activity.

- **Public services** – A total of 5,897 low and income persons received benefit to attend special needs population. The total disbursed for this activity was \$2,475,533.92.
- **Housing rehabilitation** – As part of strategy to provide decent housing and suitable living environment to low- and moderate-income persons, 314 were rehabilitated. The total disbursed for this activity was \$460,460.88.

The following table provides a summary of the CBDG-CV financial summary report. Details for CDBG-CV funds are included in the Appendix Section, PR 26 CDBG-CV Financial Summary Report. For the information of the other programs go to Appendix Section.

For details of CDBG-DR expenditures and accomplishment reports go to: <https://cdbg-dr.pr.gov/en/reports/>

For additional information for the rest of the programs go to Appendix section.

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)

	CDBG	HOME	HTF	HOPWA
White	3,900	73	467	0
Black or African American	0	0	634	0
Asian	0	0	0	0
American Indian or American Native	5	0	65	0
Native Hawaiian or Other Pacific Islander	0	0	4	0
Total	3,905	73	1,170	0
Hispanic	3,894	73	1,170	0
Not Hispanic	11	0	0	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	10
Asian or Asian American	2
Black, African American, or African	94
Hispanic/Latina/e/o	2,865
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	1
White	231
Multiracial	51
Client doesn't know	1
Client prefers not to answer	0
Data not collected	59
Total	3,314

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

Narrative

The CDBG and HOME racial and ethnic composition was obtained principally from the housing rehabilitation, public service and economic development activities as entered into the IDIS system (IDIS PR23). The information included in the table may contain data from previous years, as IDIS activities can generate beneficiaries over several different program years. . The HOME program's racial and ethnic

status of families assisted was obtained from the records maintained by the PRHFA and IDIS. The ESG data was obtained from the SAGE Report. The HOPWA data, these numbers only reflect the racial composition of clients assisted HOPWA Program under Tenant Based Rental assistance, Short-Term Rent, Mortgage, and Utilities (STRMU) Assistance and Transitional Housing only. Additional assistance was provided to participants under Supportive Services program that this data is not collected. The HOPWA data, these numbers reflect the racial composition of clients assisted HOPWA Program under Tenant Based Rental assistance, Short-Term Rent, Mortgage, and Utilities (STRMU) Assistance, Transitional Housing and Supportive Services Only. In general terms, the information presented in the previous table shows that the majority of families served by CDBG, HOME, ESG and HOPWA are white, while 94% are Hispanic. Nevertheless, it is important to note that the racial and ethnic composition chart does not have a category for "Other" or "multiracial", which would have better describe Puerto Ricans, in this case all of the HOME beneficiaries identified themselves as "Other multi-racial", for the case of CDBG beneficiaries 91% or 3,539 identified themselves as "Other multi-racial", 362 as White and 5 American Indian or American Native and non-hispanic, in the case of CDBG-CV 25% identified themselves as White and 75% as Other multi-racial and 100% are hispanic.

For the detailed tables on each program go to Appendix.

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	public - federal	66,787,228	20,891,279
HOME	public - federal	76,734,196	4,371,820
HOPWA	public - federal	3,458,333	
ESG	public - federal	3,493,404	733,152
HTF	public - federal	6,601,148	5,851,820
Other	public - federal	0	

Table 3 - Resources Made Available

Narrative

For the PY 2024, the State had available a \$157,074,309 for the CDBG, ESG, HOPWA, HOME and HTF programs, \$10,005,815,230 for CBDG-DR funds, \$8,285,284,000 for CDBG-MIT and total of \$62,526,367 allocated for CARES Act funds for CDBG, ESG and HOPWA programs.

CDBG programs

A total of \$66,787,228 were available for the CDBG Program year 2024, of which \$20,891,279.54 were expended during the program year. In FY 2020 CDBG received an allocation of \$33,178,921 for CDBG-CV program, \$6,733,676.82 were expended in 2024 to prevent, prepare for, and respond to coronavirus.

For CDBG-DR funds a total of \$10,005,815,230 are available and a total of \$27,370,316.77 funds were expended as of June 30, 2025. For CDBG-MIT a total of \$8,285,284,000 are available and a total of \$373,583,302.85 funds were expended as of June 30, 2025. For details of CDBG-DR & CDBG-MIT expenditures reports go to: <https://cdbg-dr.pr.gov/en/reports/>.

HOME & HTF program

In the case of the HOME Program a total of \$76,734,196.16 were available as of 6-30-2024; that amount is composed of \$8,393,800.08 (balance available for disbursement from Open Activities as of 6-30-2024) and \$68,340,396.08 (balance available to commit as of 6-30-2024).

As per PR-23 report, HOME Program expended the amount of \$993,928.87 for the activities completed during the period between 7-1-2024 thru 6-30-2025. However, HOME funds really drawn from LOCCS during the same period were \$4,371,819.98.

In the case of the HTF Program, none (0) activities were completed during PY 2024. However, HTF funds really drawn from LOCCS during the same period were \$5,851,819.74.

For HTF Program, the resources made available as of 6-30-2024 were \$6,601,148.37 composed of 6,470,828.18 (balance available to commit as of 6-30-2024) and \$130,320.19 (balance available for disbursement from Open Activities as of 6-30-2024).

All funds invested in the programmatic activities undertaken benefited low- and moderate-income persons and best serve the needs of the low-income communities. The activities funded and undertaken were aligned with the Consolidated Plan strategic objectives and needs priorities and represented an effective place-based market driven strategy to meet the identified community needs.

ESG programs

During the 2024 program year, the ESG Program continued to be a vital tool for social transformation, channeling a total allocation of \$3,493,404, of which \$733,152 was drawn for PY 2024.

These resources, beyond representing budgetary figures, have meant real opportunities for hope, stability, and dignity for hundreds of people facing situations of extreme vulnerability. The funds have been allocated to the implementation of essential activities for the prevention of homelessness, the operation of emergency shelters, and the provision of integrated support services to people who are homeless or at risk of losing their homes. Every dollar invested represents another step toward a more just and inclusive society that is committed to protecting its most vulnerable citizens.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG- Non-entitlement communities	51	100	See explanation in the following narratives.
Statewide	49	100	See explanation in the following narratives.

Table 4 – Identify the geographic distribution and location of investments

Narrative

During Program Year 2024, funds from each program were distributed in accordance with method proposed in the action plan. As part of the Consolidated Plan Citizen Participation process, the State identified underserved areas with high concentration of poverty, housing and health problems, and general community decay. In order to address the needs of the communities, the State public policy is driven to provide priority to communities in these areas in the PY 2024 Annual Action Plan CPD funded activities. The State collaborated with the Municipalities and Non-Profit Organizations to develop and implement geographic strategies designed to comprehensively revitalize priority areas and in a manner that will have a more lasting impact on residents.

Specific information related to each program is in the appendix section.

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.

CDBG

To undertake the affordable housing and non-housing community development actions, the PR-State government combined 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 non-entitlement municipalities that receive CDBG funds leverage their projects with in-kind services and funds from municipal, state, and other federal sources. The most frequent sources of funding for leverage are municipal funds.

A table that summarizes leveraging for the CDBG 2024 projects in in the Appendix section.

The CDBG regulations also requires the Government of Puerto Rico to match administration costs beyond \$100,000. The CDBG match is covered by funds from the general budget.

HOPWA

In the case of HOPWA, sponsors leveraged 2024 funds from other sources.

ESG

As part of the requirements established by the Emergency Solutions Grant (ESG) Program, each subrecipient must meet the dollar-for-dollar matching requirement, contributing an amount equivalent to the funds received through other public or private sources. These contributions may come from various sources, including federal funds other than the ESG, as well as state, municipal, private, or other resources eligible under current regulations.

During the 2024 program year, the ESG Program continued to rigorously implement this requirement, with the aim of maximizing the impact of each investment and promoting the integration of multisectoral efforts. This strategy not only strengthens the financial sustainability of projects, but also promotes a more efficient and coordinated use of available resources, ensuring broader and more effective attention to the population in most need to

promote their selfsufficiency.

HOME

In the case of the HOME program, no match requirement was imposed to Puerto Rico State PJ during PY 2024, due to the severe fiscal distress affecting the Government of Puerto Rico. The typical requirement is for the State to the match no less than 25 cents for each dollar of HOME funds spent on affordable housing.

Regarding to the leveraging of HOME funds for rental development activities, during PY2024 there's no completed multifamily rental activities as per PR-23 report. However, we have granted \$36,815,688.00 in HOME funds for two (2) multifamily projects during PY2024 which are still under construction and/or rehabilitation. Leverage for those projects fluctuated between 30% thru 41%

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

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 \$
113,206	207,938	207,155	0	113,989

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						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

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	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

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		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

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	2,560	3,249
Number of Non-Homeless households to be provided affordable housing units	2,000	0
Number of Special-Needs households to be provided affordable housing units	442	250
Total	5,002	3,499

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	104	70
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	24	12
Number of households supported through Acquisition of Existing Units	36	0
Total	164	82

Table 12 – Number of Households Supported

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

Go to appendix section for details.

Discuss how these outcomes will impact future annual action plans.

The outcomes in the HOME program will impact the future action plans. Procedural barriers, including those that involve contracting procedures and construction and use permits, will need to be addressed

to improve the performance of the program. Rehabilitation or New Construction by Owner is the HOME program activity that PRHFA is emphasizing due to the damaged caused by the hurricanes Irma and Maria and the earthquakes in the South of Puerto Rico. As a matter of facts, PRHFA has established the “Iniciativa Municipal para la Rehabilitación de Viviendas” in which signed several Memorandum of Understanding (MOU) with municipalities around the island to be more effective helping the people in need of federal assistance for their home. An estimated amount of sixty (60) families have been identified to receive HOME funds assistance thru this initiative.

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.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	13	72	0
Low-income	15	1	
Moderate-income	0	0	
Total	28	73	

Table 13 – Number of Households Served

Narrative Information

Even in the difficult context of Puerto Rico, the PY 2024 Annual Action Plan housing strategies were implemented. The State was able to facilitate the access to affordable housing opportunity to 101 households, serving 100% extremely low-income and low-income 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.

Table 13 provides the number of extremely low-income, low-income, and moderate-income households served by each activity. 84% of the of the households served by the CDBG, HOME and HTF programs were Extremely Low-Income households, while 16% were Low-Income households and 0% were Moderate-Income households. The HOME program served a higher percentage of Extremely Low-Income households, or 99%, in contrast to 46% served by the CDBG program. CDBG program served a higher proportion of Low-income households, 54%.

The number of households served for the HOME program during PY2024 has been reported using PR-23 report as of 8-21-2025. As per the previously mentioned report, the total of families served during Program Year 2024 was 73, all of which were non-homeless households. The number of households served by activity in the HOME program were as follows:

- Rentals: 68
- First time homebuyers: 1
- Existing homebuyers: 4

Total 73

Regarding to HTF Program, the number of households served during PY2024 has been reported using PR105 (Status of HTF Activities). As per that report, the total of families served during Program Year 2024 was 0, all of which were non-homeless households and served by the Rental Activity.

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

As established in the 2024 Annual Action Plan, the State has reaffirmed its commitment to providing comprehensive care for homeless people by prioritizing Community Outreach and Emergency Shelter projects, eliminating barriers and restrictions related to population, age, or duration of services. This inclusive policy has made it possible to expand the coverage of essential services, including initial assessments, connection to health and social assistance systems, and emotional support within shelters.

In the case of Rapid Rehousing and Homelessness Prevention initiatives, priority was given to projects targeting chronically homeless individuals, as well as shelters that include strong components of assistance for rapid transition to permanent housing.

The ESG Program has actively promoted innovative projects that promote economic and personal self-sufficiency, such as mobile community outreach units that identify and assist homeless individuals in public spaces, as well as housing search initiatives through Navigators for direct communication with landlords that facilitate access to affordable housing units for individuals at risk.

To strengthen the implementation of these strategies, programmatic and operational measures were established to eliminate barriers to access and improve the effectiveness of services. These included a wide-ranging public awareness campaign designed to educate citizens about the ESG Program's services, using mass media. As in previous years, subrecipients continued to be encouraged to make permanent housing the main objective in participants' individualized service plans, thus reinforcing the short- or long-term solution approach.

Addressing the emergency shelter and transitional housing needs of homeless persons

Local public policy on homelessness recognizes the need to promote, plan, and implement services and facilities to meet the needs of homeless people, enabling them to participate in Puerto Rican society and lead productive and social lives. Services must be offered in an integrated manner, promoting the vision of a continuous case management system that ensures the uninterrupted provision of services and housing, sharing responsibilities among the different sectors involved.

As part of its programmatic responsibilities, the Emergency Solutions Grant (ESG) Program, attached to the Department of Family Affairs, provides ongoing support for the operation of emergency shelters throughout Puerto Rico. These facilities represent a safe, dignified, and temporary alternative to life on the streets for homeless individuals and families, while also providing access to essential services such as

case management, medical evaluation, and specialized referrals.

The shelters offer more than just a roof over their heads: they guarantee access to hot meals, sleeping areas, and basic services. Before the end of their stay, each participant completes a comprehensive assessment that allows them to set self-sufficiency goals and determine their specific housing needs. Based on the results, individuals may be referred to options such as transitional housing, permanent supportive housing, or low-cost housing. All participants agree to actively work on a service plan designed to achieve an effective transition to self-sufficiency.

According to the most recent PIT count in 2024, only 23% of the homeless population is in shelters. Given this reality, the ESG Program continues to promote effective strategies to increase the number of people housed during the 2024 program year.

Among these strategies, support for barrier-free shelters stands out, whose admission policy follows a focused intake model and prioritizes immediate access to housing.

Technical assistance will also continue to be provided to all program subrecipients with the aim of reducing the length of stay in shelters and improving the efficiency of the system. In accordance with ESG standards, each participant must have an individualized service plan that promotes their transition to alternative housing within a period of no more than 90 days. In addition, priority will be given to shelters that maintain a minimum occupancy rate of 75%.

additional text

Funding for these initiatives comes from the state's ESG Program and is distributed through a competitive Request for Proposals (RFP) process. Funds may be used for: Facility renovations Emergency shelter operating costs Support services including: Case management Child care Education Employment and training assistance Legal assistance Job training and life skills Mental health services Substance abuse treatment Transportation Services for special populations These actions reaffirm the ESG Program's commitment to the dignity, safety, and well-being of those facing the challenge of homelessness in Puerto Rico. Local public policy on homelessness recognizes the need to promote, plan, and implement services and facilities to meet the needs of homeless people, enabling them to participate in Puerto Rican society and lead productive and social lives. Services must be offered in an integrated manner, promoting the vision of a continuous case management system that ensures the uninterrupted provision of services and housing, sharing responsibilities among the different sectors involved. As part of its programmatic responsibilities, the Emergency Solutions Grant (ESG) Program, attached to the Department of Family Affairs, provides ongoing support for the operation of emergency shelters throughout Puerto Rico. These facilities represent a safe, dignified, and temporary alternative to life on the streets for homeless individuals and families, while also providing access to essential services such as case management, medical evaluation, and specialized referrals. The shelters offer more than just a roof over their heads: they guarantee access to hot meals, sleeping areas, and basic services. Before the end of their stay, each participant completes a comprehensive assessment that allows them to set self-

sufficiency goals and determine their specific housing needs. Based on the results, individuals may be referred to options such as transitional housing, permanent supportive housing, or low-cost housing. All participants agree to actively work on a service plan designed to achieve an effective transition to self-sufficiency. According to the most recent PIT count in 2024, only 23% of the homeless population is in shelters. Given this reality, the ESG Program continues to promote effective strategies to increase the number of people housed during the 2024 program year. Among these strategies, support for barrier-free shelters stands out, whose admission policy follows a focused intake model and prioritizes immediate access to housing. Technical assistance will also continue to be provided to all program subrecipients with the aim of reducing the length of stay in shelters and improving the efficiency of the system. In accordance with ESG standards, each participant must have an individualized service plan that promotes their transition to alternative housing within a period of no more than 90 days. In addition, priority will be given to shelters that maintain a minimum occupancy rate of 75%. Funding for these initiatives comes from the state's ESG Program and is distributed through a competitive Request for Proposals (RFP) process. Funds may be used for: Facility renovations, Emergency shelter operating costs, Support services including: Case management, Child care, Education, Employment and training assistance, Legal assistance, Job training and life skills, Mental health services, Substance abuse treatment, Transportation, Services for special populations. These actions reaffirm the ESG Program's commitment to the dignity, safety, and well-being of those facing the challenge of homelessness in Puerto Rico.

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's ESG program is committed to providing the necessary assistance to quickly place homeless individuals and families in permanent housing and prevent others from becoming homeless.

Subrecipients, including municipalities and nonprofit organizations, used ESG funds to provide relocation services, housing stabilization, and short- or medium-term rental assistance to prevent individuals or families from having to resort to emergency shelters or other places permitted by regulation.

The funds were also used to help homeless individuals and families make a quick transition to permanent housing and achieve stability.

The Department of Family Services also continued its coordination efforts with the Continuum of Care (CoC) and other government agencies to develop and implement discharge policies and strategies that prevent people from being discharged from public institutions onto the streets without housing alternatives.

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 strategy to end chronic homelessness in Puerto Rico includes the following actions:

- Continued expansion of stakeholders involved in collaborative planning and service development within specific areas with high prevalence of chronically homeless individuals.
- Formal commitments from mayors to participate in planning processes aimed at eliminating chronic homelessness.
- Development of concrete steps with state and municipal governments that have prioritized this goal, including:
 - Development of housing with support services
 - Allocation of public housing for homeless families
 - Permanent housing vouchers in municipalities that administer their own programs
 - Coordination of support services to keep people in housing
 - Promoting microenterprises for the self-employment of homeless people
- Improvements in access to services, reduction of stigma, and decriminalization of homelessness.
- Education and advocacy campaigns to increase public and private funding sources for housing and support services, with an emphasis on people with mental health conditions and/or substance use.
- Ongoing training for municipal representatives to collaborate with community organizations in developing and funding services for chronically homeless individuals.
- Implementation of the dedicated HMIS system, currently administered by the San Juan Coalition and the Coalition of Coalitions, to enable uniform monitoring of data, services, and outcomes.
- Active collaboration with CoCs and their member entities to strengthen the quality and consistency of data collection.
- Identify and collaborate with public and private housing developers to focus supportive housing projects on the homeless population.

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

Actions taken to address the needs of public housing

- **Economic Self-Sufficiency Program (prior plans)**
- Promoted education, training, employment, Section 3 opportunities, business development, and homeownership for public housing residents. Between July 2019 and June 2020: ~4,340 families participated; ~6,187 residents were program-focused; 17,415 requested financial self-sufficiency services; 294 service fairs engaged 6,559 residents.
- **Goals for 2023-2024**
- 2,500 families participating; 100 % of new tenants oriented to programs. 400 economic self-sufficiency fairs, with all residents requesting services attended. Education: 200 high school graduates; 400+ residents to begin or continue higher education. Training: 100 courses to 400 residents. Employment & Section 3: 300 residents placed in jobs; 5,000 residents receiving job market technical assistance and training. Business Development: training and technical assistance to foster microenterprises (expected 10 % increase). Homeownership: workshops and support to encourage purchase and sale of homes.
- **Resident Engagement and Homeownership**
- Ongoing efforts to involve residents in management, strengthen community leadership, and expand affordable homeownership opportunities. Between July 2020 and June 2022, 14 units were offered for sale; by December 2021, 22 units were arranged for sale.

additional text

New Highlights from the 2024 PHA Annual Plan Structural Assessments for Older Projects About 153 housing projects occupied before 1970 require structural evaluations to assess seismic vulnerability. Examples include El Carmen Phase 1, Columbus Landing Phase 1, Franklin Delano Roosevelt II Phase 1, Virgilio D'Ávila Phases 1 and 2, José C. Barbosa, and Ernesto Ramos Antonini. Estimated timeline: 36 months once services are contracted. Estimated cost: US \$6.89 million for assessments plus US \$60,000 to develop structural study guidelines. Demolition and Modernization Plans Complete demolition is planned for Mattei III and Diego Zalduondo projects. Full modernization or substantial upgrades are planned for Bella Vista, El Tañ-no, and Cuesta Vieja (Phase I). Accessibility Improvements Construction of 512 ADA-compliant accessible units is planned across several developments. Capital Improvements and Extraordinary Maintenance Approximately US \$20.3 million allocated for major capital improvements and extraordinary maintenance. Technology and Digital Modernization Upgrades to communication networks and application security. Continuous maintenance of operating systems, servers, and computers for central and regional offices. Enhanced technical support for remote employees and improved security patch management. Development of a new ADA-compliant website and improvements to the Yardi Voyager property management system. Launch of an online waiting-list portal for residents to begin applications digitally. Section 8 / Housing Choice

Vouchers Expanded service to elderly families, persons with disabilities, homeless individuals, and households facing overcrowding, substandard housing, or severe rent burden (>50 % of income). Income eligibility may extend to 80 % of the Area Median Income (AMI) for these vulnerable groups. Public Participation Process Public hearings held April 8-11, 2025, gathered resident input. Residents requested stronger security measures, more recreational activities for all ages, additional educational and job-training programs, and increased extraordinary maintenance. Implications and Integration Continuity with Enhancement Core goals of economic and social self-sufficiency remain in place. New priorities add significant structural safety and modernization elements not emphasized in earlier plans. Resilience and Safety Seismic vulnerability assessments and targeted demolitions reflect a stronger focus on resident safety and infrastructure resilience. Technology-Driven Access and Efficiency Digital portals and system upgrades improve transparency, access to services, and operational efficiency. Expanded Housing Support Broader Section 8 eligibility and ADA-compliant units enhance support for vulnerable populations. Stronger Resident Voice Systematic public participation ensures that community feedback informs future housing strategies.

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, also participate in workshops, assistance and support, aimed at promoting the purchase and sale of homes.

During fiscal year 2020-2022 (July 1, 2020- June 30, 2021) 14 units of public housing were available for sale. The PRPHA worked with residents of multiple public housing project to promote homeownership. Projections for fiscal year 2021-2022 (July 1, 2021 to June 30, 2022): Until December of this year, 22 housing units have been arranged for sale.

The State public housing strategy includes policies to promote social and economic self-sufficiency among the housing complexes residents. A key element within this strategy is to achieve resident engagement and community leadership within the housing projects. Through the engagement of the residents, the PR-PHA and the Private Administrators are able to understand the residents' views, particularly community needs and assets and how the residents understand that socio-economic improvements can be achieved.

As per the participation of homeownership actions, the PR PHA will continue to promote affordable housing opportunities to low-income homeless individuals and/or families and other vulnerable populations. Part of the Section 8 Program's initiative is to promote the independence of assisted families through the Family Self-Sufficiency (FSS), Family Unification and Homeownership programs.

Actions taken to provide assistance to troubled PHAs

No actions were taken during PR 2024. The PRPHA was not declared a troubled PHA during PY 2024.

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.

HOPWA Program:

The HOPWA program does not have direct authority over land use controls, zoning ordinances, or building codes. However, during Program Year 2024-2025, it implemented measures that **mitigated and reduced barriers** to affordable housing for persons living with HIV/AIDS. Through Tenant-Based Rental Assistance (TBRA), STRMU assistance, security deposit support, and grants to non-profit organizations for transitional housing, the program lessened the impact of high rental costs, financial entry barriers, and limited housing availability. These actions helped ensure that participants could access safe and affordable housing despite existing policy and market barriers.

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

In March 2020, Puerto Rico started to experience the effects of the COVID-19 pandemic. People lost their jobs, schools were closed, government services and private enterprise could no longer operate effectively. A survey conducted to the population of 18 years or older in Puerto Rico (May 2021) pointed out to the fact that, in one way or another, most of the residents of Island, have been impacted by the pandemic. However, information gathered through consultations and other research on the topic, reveals the possibility of certain groups of the population being disproportionately affected. These include older adults, children, individuals with disabilities or chronic illnesses, homeless and women has been disproportionately.

To address these disparities and the obstacles to meeting underserved needs, a latitude of resources, including CPD, have been used. The municipal, state and federal governments and the private sector have joined efforts to provide services to satisfy basic needs, in combination with housing activities,

including:

- Rapid Rehousing
- Street Outreach
- Prevention
- Shelters

In line with that, 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 Homebuyer Assistance activity provided financial assistance to eligible households including underserved that otherwise could not afford to purchase a home due to the lack of funds for down payment and other fees associated with a home purchase. Also, with the HOME funded Tenant-Based Rental Activity (TBRA), the State provide funds to individuals or families in risk of homelessness with preference to people victims of domestic violence and families impacted by major disasters among others.
- HOME funded Rehabilitation or New Construction by Owner activity will be making a positive impact in families in need of a decent and safe home across the island. To impact a broad number of families, PRHFA has established the “Iniciativa Municipal para la Rehabilitación de Viviendas” in which signed several Memorandum of Understanding (MOU) for the rehabilitation of their homes.
- Rapid re-housing activities using ESG funds provided homeless individuals and those who are victims of domestic violence.

HOPWA Program:

Although HOPWA does not directly manage or fund public housing projects, the program collaborated with municipalities and non-profit providers to connect participants with available housing resources, including referrals to public housing when appropriate. By covering rental subsidies, utilities, and deposits, HOPWA ensured that residents transitioning into public housing or other affordable units could do so with reduced financial burden. These interventions complemented public housing efforts by expanding access to stable housing options for low-income persons with HIV/AIDS.

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 2024 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 ESG Program: The State throughout the Municipalities made notification, undertook deteriorated paint identification, repair surfaces disturbed during rehabilitation and promoted safe work practices.
- Rapid Rehousing and Prevention activities with ESG Programs funds: The State undertook notification and visual assessment actions on each of the assisted householders and units.
- Regarding CDBG funds, municipalities comply with the requirements set out in the Memorandum Circular 2015-20. For each housing rehabilitation project, the municipality has to submit a document indicating the results of the evaluation regarding lead paint for each housing unit and the action that must be taken to be in compliance.
- The PRHFA have a pro-active approach to reduce lead-based- paint hazards in residential projects across the Island, including:
 - Professional assessment for deteriorated paint in units built before 1978
 - Initial and annual HQS inspections
 - Disclose information among residents of lead-based paint hazards.
 - Stabilization, removal and disposal of dangerous material. The State HOME Program has contracted companies to provide technical assistance for the evaluations, visual assessment, HQS inspections and paint testing (when necessary) for the housing units that will be rehabilitated with HOME funds in order to comply with lead-based paint requirements and other applicable federal environmental laws and regulations.

HOPWA Program:

The HOPWA program ensured compliance with HUD's lead-based paint requirements by incorporating environmental standards into housing assistance agreements and subrecipient monitoring. Subrecipients were required to verify that units receiving assistance met safety standards and did not present lead-based paint risks. Monitoring visits confirmed that proper procedures were followed and that corrective measures were implemented where necessary.

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

In order to reduce the number families under poverty levels, the PR-State Government continued to implement its strategy of providing, maintaining and enhancing the housing stock and the promoting the creation of jobs for low- and moderate-income persons. To that effect, the following actions were

taken during the reported year:

- Provided training and workforce development opportunities through the investment of funds of the Workforce Innovation and Opportunities Act (WIOA) Program. These funds are committed to assist low-income individuals in acquiring the technical knowledge and developing the work skills needed to effectively transition to the job market;
- Continued the support to post-secondary education institutions, including the Technical Colleges, that provide educational opportunities to low- and moderate-income students and job placement opportunities;
- Provided financial housing subsidies to low- and moderate-income households in order to alleviate the cost burden effect that housing has in the economic status of the families;
- Continued to support private investment in the development of affordable housing projects;
- Continued to provide Tenant Based Rent Assistance to HIV/AIDS individuals and family members;
- Continued to invest Section 8 funds for assisting eligible households in their rental needs;
- Promoted the creation of Public-Private Alliances, as a business model to promote economic development activities, to create and maintain jobs opportunities and expand the business activities base around the Island;
- Promoted the active participation of the Cooperatives Sector within strategic regional projects as a tool to create job opportunities, promote local investment and promote an increase in the regional business activities throughout the Island.

HOPWA Program:

HOPWA resources are targeted to extremely low- and very low-income households, the majority of whom fall below 30% of the Area Median Income (AMI). By providing direct rental assistance, supportive services, and access to transitional housing, the program reduced housing cost burdens for these families, which directly contributed to improved housing stability and reduced the risk of homelessness. These actions supported long-term poverty reduction by enabling families to allocate more of their limited income to other essential needs, such as food, healthcare, and transportation.

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.

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-entitlement municipalities Service Structure. Continuous and effective communication actions, working meeting sessions and oversight and monitoring actions were taken during the reported program year.
- HOME and HTF 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 (Grantee), Municipality of San Juan (Project Sponsor), Municipalities (Subrecipients) and Community Nonprofit Organizations (Subrecipients). 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 subrecipients (Municipalities and non-for-profit organizations) internal service structure. The Puerto Rico Department of the Family was the lead agency in this effort. The Department was able to create an effective communication among its components to effectively undertake the planned activities included in the PY 2024 Action Plan.

HOPWA Program:

HOPWA resources are targeted to extremely low- and very low-income households, the majority of whom fall below 30% of the Area Median Income (AMI). By providing direct rental assistance, supportive services, and access to transitional housing, the program reduced housing cost burdens for these families, which directly contributed to improved housing stability and reduced the risk of homelessness. These actions supported long-term poverty reduction by enabling families to allocate more of their limited income to other essential needs, such as food, healthcare, and transportation.

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 continued to undertake the following actions:

- Continued the implementation and closeout of the Neighborhood Stabilization Program (NSP);
- Continued negotiating with private developers the provision of HOME Program assistance and LIHTC assistance for the development of rental projects;
- Continued working with Puerto Rico's CoCs 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.

HOPWA Program:

The HOPWA program enhanced coordination between public and private housing providers and social service agencies by establishing partnerships with municipalities, non-profit organizations, and community-based agencies. Regular coordination meetings and technical assistance sessions were conducted to align housing activities with supportive services such as healthcare, case management, and counseling. Through these collaborations, the program ensured that participants not only gained access to affordable housing but also received the supportive services necessary to maintain stability and improve quality of life. This approach fostered a more integrated housing and service delivery system for individuals and families affected by HIV/AIDS in Puerto Rico.

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 tirelessly 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.

HOPWA Program:

The HOPWA program contributed to overcoming impediments to fair housing choice by focusing resources on low-income persons living with HIV/AIDS, a population often facing stigma and discrimination in housing markets. Program actions included providing rental subsidies through TBRA, STRMU assistance, and security deposits, which reduced financial barriers and expanded access to units that might otherwise be unaffordable. In addition, subrecipients were required to comply with fair

housing and non-discrimination requirements as part of their grant agreements. The program also provided technical assistance to municipalities and non-profit providers to ensure adherence to fair housing laws and to strengthen their capacity to serve vulnerable populations equitably. Through these actions, HOPWA reduced the impact of barriers identified in the jurisdiction's Analysis of Impediments and promoted greater fair housing choice for individuals and families affected by HIV/AIDS.

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

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 Puerto Rico Department of Housing, web page. 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. No comments were received during that period of time.

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.

Does not apply.

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 24 CFR 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 24 CFR §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.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §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 see 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. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The PRHFA used the established affirmative marketing policies and procedures established in 24 CFR 92.351. The State PJ 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

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)
(STATES ONLY: Including the coordination of LIHTC with the development of affordable
housing). 24 CFR 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. Progress can be partially attributed to the efforts undertaken by the state to combine multiple funding sources (Low-Income Housing Tax Credits, Private Loans, etc.) under a coherent affordable housing strategy. Private developers, along with municipalities have been key actors in supplying affordable housing units.

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 to prevent homelessness of the individual or family	70	67
Tenant-based rental assistance	112	92
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	80	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	160	91

Table 14 – HOPWA Number of Households Served

Narrative

During Program Year 2024–2025, the HOPWA program in Puerto Rico served 250 households with housing and supportive services. While this was lower than the goal of 442 households, the program still had an important impact in helping families stay housed and safe.

- STRMU: Served 67 households, close to the goal of 70, demonstrating the program’s continued effectiveness in preventing eviction, foreclosure, and utility shutoffs. The program had \$98,149 funded for this activity. STRMU payments prevented evictions and utility shutoffs during short-term crises.
- TBRA: Assisted 92 households, below the goal of 132. This shortfall was largely due to delays in enrollment and recertifications, while additional efforts were concentrated on technical assistance and training for subrecipients. The program had \$826,389 funded for TBRA. This activity continues to be one of the main tools of HOPWA, giving families long-term rental help so they can remain in stable housing.
- Permanent Housing Facilities: No units were developed, leased, or operated with HOPWA funds during the year, compared to a goal of 80 units.
- Transitional Housing Facilities: Served 91 households, against a goal of 160. The difference reflects provider capacity and the program’s strategic focus on strengthening compliance and

administrative processes this year. The program had \$958,538 funded for transitional housing and related supportive housing. These facilities gave people a safe place and support while they worked toward more permanent housing.

In addition to housing assistance, the program emphasized capacity-building measures and the expansion of supportive services. A new organization joined the network of HOPWA providers to strengthen supportive services in underserved areas, offering direct assistance in the municipalities of Barceloneta, Ciales, Arecibo, Vega Baja, Manatí, Fajardo, Humacao, Ceiba, Luquillo, and Loíza.

Although some numeric goals were not met, the program successfully delivered essential housing and supportive services to households in need, while also prioritizing technical assistance and institutional strengthening. Multi-day workshops with municipalities and non-profit providers reinforced eligibility documentation, billing accuracy, inspection compliance, and financial management. These combined efforts are expected to enhance service delivery and support greater goal achievement in future years.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Per the IDIS system, neither activity was completed during PY2024 with HTF funds. However, activity no. 20209 which allocated \$661,973 in HTF to Paraiso Dorado project in Dorado PR was supposed to be completed before the end of PY2024. Due to problems in IDIS system, we must wait for further instructions from IDIS help desk to separate funds originally included into IDIS activity no. 17324 and then create a new activity (No. 20209) to separate it. Finally, both activities were completed in IDIS during August 2025.

Even though we did not complete any activity during PY2024, PRHFA granted a total of \$7,136,358 in HTF during this period for the new construction and rehabilitation of two (2) multifamily projects as follows:

- 1) **Santa Juanita Housing for the Elderly** – PRHFA, as the PJ for HTF Funds Puerto Rico, granted the amount of \$5,825,000 for the rehabilitation of this project located in Bayamón PR. Project rehabilitation is expected to be completed during PY2026. This project consists of a total of 100 units of which 28 will be designated as HTF-assisted.

- 2) **Mirasol Project** - PRHFA, as the PJ for HTF Funds Puerto Rico, granted the amount of \$1,311,358 for the new construction this project located in Yabucoa PR. Project construction is expected to be completed during PY2026. This project consists of a total of 149 units of which 5 will be designated as HTF-assisted.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

For HOPWA, Section 3 requirements are applicable only to Facility Based Housing Subsidy Development activities that receive more than \$200,000 of assistance, including those that are funded with more than one HOPWA grant year, where HUD funds total more than \$200,000. As of today, the PRDOH don't have the Facility Based Housing Development 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
UEI	
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	Mrs
First Name	Suzanne
Middle Name	
Last Name	Roig Fuertes
Suffix	
Title	Secretary

ESG Contact Address

Street Address 1	P O Box 11398
Street Address 2	

City San Juan
State PR
ZIP Code -
Phone Number 7872944900
Extension 1252
Fax Number 7872940732
Email Address sroig@familia.pr.gov

ESG Secondary Contact

Prefix Mrs
First Name Argie
Last Name Diaz-Gonzalez
Suffix
Title ESG Program Executive Director
Phone Number 7872944900
Extension 1182
Email Address argie.diaz@familia.pr.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2024
Program Year End Date 06/30/2025

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

Subrecipient or Contractor Name: FUNDACION DESARROLLO COMUNAL DE PR (FUNDESCO)
City: TRUJILLO ALTO
State: PR
Zip Code: ,
DUNS Number: 799544747
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 109629

Subrecipient or Contractor Name: CORPORACION SANOS

City: Caguas

State: PR

Zip Code: 00726, 1025

DUNS Number: 830315094

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 81888

Subrecipient or Contractor Name: MUNICIPIO AUTONOMO DE HUMACAO

City: Humacao

State: PR

Zip Code: 00792, 0178

DUNS Number: 139432087

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 48928.85

Subrecipient or Contractor Name: LA PERLA DE GRAN PRECIO, INC.

City: San Juan

State: PR

Zip Code: 00917, 3726

DUNS Number: 143696164

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 160800

Subrecipient or Contractor Name: CASA DE LA BONDAD, INC.

City: Humacao

State: PR

Zip Code: 00792, 8999

DUNS Number: 839817715

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 38600

Subrecipient or Contractor Name: CORPORACION LA FONDITA DE JESUS, INC.

City: San Juan

State: PR

Zip Code: 00910, 1384

DUNS Number: 860198845

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 68500

Subrecipient or Contractor Name: CASA DEL PEREGRINO AGUADILLA, INC.

City: Aguadilla

State: PR

Zip Code: 00603, 5127

DUNS Number: 140523296

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 85000

Subrecipient or Contractor Name: MINISTERIO CODECH EN AVANCE, INC.

City: Vega Alta

State: PR

Zip Code: 00692, 2044

DUNS Number: 036278716

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 35000

Subrecipient or Contractor Name: HOGAR RUTH PARA MUJERES MALTRATADAS, INC.

City: Vega Alta

State: PR

Zip Code: 00692, 0538

DUNS Number: 039044677

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 360930

Subrecipient or Contractor Name: HOGAR DIOS ES NUESTRO REFUGIO, INC.

City: Bayamon

State: PR

Zip Code: 00958, 1054

DUNS Number: 078313849

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 115600

Subrecipient or Contractor Name: MUNICIPIO DE VEGA BAJA

City: Vega Baja

State: PR

Zip Code: 00694, 4555

DUNS Number: 091003061

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 60600

Subrecipient or Contractor Name: MUNICIPIO DE CAMUY

City: CAMUY

State: PR

Zip Code: ,

DUNS Number: 066043357

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 56346

Subrecipient or Contractor Name: MUNICIPIO DE SAN JUAN

City: SAN JUAN

State: PR

Zip Code: ,

DUNS Number: 660427034

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 367169

Subrecipient or Contractor Name: MUNICIPIO DE CAROLINA

City: CAROLINA

State: PR

Zip Code: ,

DUNS Number: 118161504

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 80200

Subrecipient or Contractor Name: SOLO POR HOY, INC.

City: SAN JUNA

State: PR

Zip Code: ,

DUNS Number: 962633587

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 166605

Subrecipient or Contractor Name: HOGAR DE AYUDA EL REFUGIO, INC.

City: SAN JUAN

State: PR

Zip Code: ,

DUNS Number: 782015338

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 63200

Subrecipient or Contractor Name: MUNICIPIO DE CANOVANAS

City: CANOVANAS

State: PR

Zip Code: ,

DUNS Number: 090555723

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 214000

Subrecipient or Contractor Name: MUNICIPIO DE OROCOVIS

City: OROCOVIS

State: PR

Zip Code: ,

DUNS Number: 044670367

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 90500

Subrecipient or Contractor Name: COALICION DE COALICIONES PRO PERSONAS SIN HOGAR DE PR,
INC

City: SAN JUAN

State: PR

Zip Code: ,

DUNS Number: 156143351

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 137000

Subrecipient or Contractor Name: MUNICIPIO DE MAYAGUEZ

City: MAYAGUEZ

State: PR

Zip Code: ,

DUNS Number: 134972710

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: INSTITUTO PRE-VOCACIONAL E INDUSTRIAL DE PR (IPVI), INC. -
DAME TU MANO
City: SAN JUAN
State: PR
Zip Code: ,
DUNS Number: 837339688
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 135489

Subrecipient or Contractor Name: ESTANCIA CORAZON - PLAZA CORAZON
City: MAYAGUEZ
State: PR
Zip Code: ,
DUNS Number: 134100275
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 41508

Subrecipient or Contractor Name: HOGAR FORTALEZA DEL CAIDO - PROYECTO CASA ELDA FAJARDO
City: FAJARDO
State: PR
Zip Code: ,
DUNS Number: 155804508
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 48500

Subrecipient or Contractor Name: COALITION PRO-HOMELESS OF THE EASTERN AREA OF PUERTO RICO, INC - SENDEROS

City: YABUCOA

State: PR

Zip Code: ,

DUNS Number: 148838757

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: INSTITUTO PREVOCACIONAL E INDUSTRIAL DE PR, INC - CAPRO MUNI

City: ARECIBO

State: PR

Zip Code: ,

DUNS Number: 837339688

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 116600

Subrecipient or Contractor Name: ESTANCIA CORAZON INC HOGAR ADULTO

City: MAYAGUEZ

State: HQ

Zip Code: ,

DUNS Number: 134100275

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 88067

Subrecipient or Contractor Name: GUARA BI INC MANAYA
City: SAN JUAN
State: HQ
Zip Code: ,
DUNS Number: 831063131
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: ESTANCIA CORAZON INC POSADA CORAZON
City: SAN JUAN
State: PR
Zip Code: ,
DUNS Number: 134100275
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 53600

Subrecipient or Contractor Name: HOGAR FORTALEZA DEL CAIDO - LOIZA
City: LOIZA
State: PR
Zip Code: ,
DUNS Number: 155804508
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 65500

Subrecipient or Contractor Name: INSTITUTO PREVOCACIONAL E INDUSTRIAL DE PR, INC - CAPRO
MUNI II
City: ARECIBO
State: PR
Zip Code: ,
DUNS Number: 837339688
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 41600

Subrecipient or Contractor Name: HOGAR LUZ DE VIDA

City: MAYAGUEZ

State: PR

Zip Code: ,

DUNS Number: 800257870

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 70525

Subrecipient or Contractor Name: ALBERGUE EL PARAISO

City: San Juan

State: PR

Zip Code: 00910, 2840

DUNS Number:

UEI: HCBAZOFOVM66

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 27000