

GOVERNMENT OF PUERTO RICO

**STATE CONSOLIDATED ACTION PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT PROGRAMS**

2025-2029 Consolidated Plan &
2025 Action Plan

July 18, 2025



Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The Consolidated Plan of the Commonwealth of Puerto Rico is the five-year housing and community development plan required by the United States Department of Housing and Urban Development (HUD) to guide the distribution of its Community Planning and Development (CPD) formula grant funds. This Annual Action Plan is the official application for the PY 2025 state grants, for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)
- Housing Trust Fund (HTF)

The activities to be undertaken as part of the Action Plan and the Five-Year Consolidated Plan are focused on achieving the following objectives:

- to increase the availability, accessibility, and affordability of decent housing,
- the creation of suitable living environments, and
- the promotion of economic opportunity for low- and moderate-income individuals.

The lead agency of the 2025-2029 Consolidated Plan is the Puerto Rico Department of Housing (PRDOH). This agency coordinates all efforts toward the development of the housing and community development strategies that the PR-State government included on its five-year Consolidated Plan and executes annually, as established in its action plan. In addition, the PRDOH is responsible for the administration of the PR-State CDBG Program allocation. In this effort, the Department of Housing works in coordination with three (3) State agencies, that are responsible for acting as HUD grantees and administrators for the other Community Planning and Development Programs (ESG, HOME, HOPWA and HTF). These agencies are the Puerto Rico Housing Finance Authority (PRHFA) for the HOME and HTF Programs, the Department of Family for the ESG Program and the Department of Health for the HOPWA Program. In the case of the HOPWA Program, the PR Health Department is the grantee, and the Municipality of San Juan acts as the program administrator in accordance with a collaborative agreement signed between the parties back in year 2010.

The plan includes a series of guiding principles that will lead the vision of the State public policy and that are based on the needs identified as part of the consolidated planning processes and the Government of Puerto Rico public policies on housing and community development. The action plan also includes information on needs, available resources and goals related to disaster recovery allocations, CDGR DR 2017 & CDBG MIT.

As part of this Plan, the Commonwealth of Puerto Rico provides the following assurances to HUD:

- Puerto Rico agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.
- Puerto Rico will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.
- Puerto Rico shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14116, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The strategic approach and actions to be undertaken by the responsible Commonwealth Agencies can be summarized into three main areas and related activities following the basic goals of Title I of the Housing and Community Development Act of 1974:

Provide Decent Housing

- Provide street outreach, supportive services and emergency shelter
- Provide homeless prevention and rapid rehousing assistance
- Provide housing assistance and supportive services to HIV population
- Support homeownership by providing down payment and closing cost assistance
- Address the need of substandard housing by supporting rehabilitation of rental housing
- Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects
- Increase the supply of affordable housing by supporting the participation of CHDOs
- Promote the development of special needs projects, which are those that provide supportive service.
- Address the need of substandard housing by supporting construction of rental housing

Create a Suitable Living Environment

- Improve the quality of special needs populations, in particular the elderly, by supporting homecare services.

- Provide support services for youth, victims of domestic violence, and employment counseling.
- Improve safety and livability of neighborhoods by investing in public facilities, infrastructure and urban renewal.
- Set aside funds for emergency relief.

Expand Economic Opportunity

- Promote the development of microenterprises.
- Invest in public facilities that support business development.
- Create and retain jobs to low- and moderate-income persons.

In terms of CDBG-DR 2017 and CDBG-MIT, During the Strategic Planning Period 2025-2029, the PRDOH will continue revitalizing downtown areas though the City Revitalization Program, providing assistance to homeowners to repair or rebuild their homes, and increasing homeownership rates through the Homebuyer Assistance Program. PRDOH will also continue to promote economic development opportunities by providing assistance to Small Businesses under the Small Business Financing Program.

The specific goals and other summary information are presented in the **Appendix section**.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This Consolidated Annual Performance Report (CAPER) provides an overview of the progress made during PY 2023, the fourth year of the Puerto Rico State 2020-2024 Housing and Community Consolidated Plan, which provided the basis for establishing the goals for this next period. During Program Year 2023, the state undertook activities consistent with the approved strategic and annual action Plan, for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA).

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.

A summary of each program performance during program year 2023 is available in the Appendix section.

4. Summary of citizen participation process and consultation process

Summary from citizen participation section of plan.

The 2025-2029 Consolidated Plan and 2025 Annual Action Plan is a process that promotes the collaboration of state, municipalities and other key stakeholders associated with housing and community development in Puerto Rico to establish a unified vision for community development activities. This strategic planning process allows citizens to participate in the development of a plan for housing and community development programs. The state's implementation of the plan, as well as the plan itself, will be evaluated based on three objectives: (1) To provide decent housing; (2) provide a suitable living environment; and (3) to expand economic opportunities.

For the preparation of the 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan the PRDOH followed its citizen participation plan. The planning process efforts were guided by transparency and promoted freedom of access to the contents of the draft plan. All municipal governments and community planning and development agencies and organizations were invited to participate at the public hearings conducted and to provide comments on the proposed actions. Information was posted on the PRDOH web page and the consolidated planning agencies.

The following actions were taken as part of the Citizen Participation process:

Mailing database: Information about the public hearing and other aspects of the plan, was provided to municipalities and non-profit organizations through email.

Survey to municipalities: A web survey was conducted to municipalities. A total of 51 municipalities responded and provided information regarding public services, housing and infrastructure needs. A summary of the results of the survey is included in the Appendix.

Public Hearing: As required by the regulations the State held a public hearing during the Citizen Participation process of the 2025-2029 Consolidated Plan & PY 2025 Annual Action Plan. on the notification of the hearing (in English and Spanish) was posted in *El Vocero* newspaper on the edition for Wednesday, February 19, 2025. It invited the general population to participate of the Public Hearing for the CDBG, HOME, ESG, HOPWA and HTF Programs Consolidated plan & 2025 Annual Action Plan. In compliance with the Consolidated Plan regulations, the hearing was held at least two (2) weeks after the notice was published.

Also, the public notice was posted in the Official PRDOH's Web Page. This expanded the outreach efforts to increase the citizen feedback, buy-in and support of the Consolidated Plan activities. Also, NPOs and CoCs were contacted to help disseminate the information.

The public hearing was held on March 7, 2025, 9:00 a.m. at the Yolanda Guerrero Community Center, in Guaynabo. Information of the public hearing conducted was posted in the PRDoH Web Page. The place of the public hearing was accessible for persons with disabilities. English-speaking persons could request copy of the presentation of the public hearing in English.

Copies of all the public notices, the webpage notice and attendance sheet are included in the Appendix Section.

Public Comment Period: The draft plan was made public on June 10, 2025. Citizens and interested parties had 30 calendar days from the day of the publication to submit written comments. The notice of the availability of the plan was published in a newspaper of general circulation in English and Spanish. The draft plan was made available at PRDOH web page for the review. Persons having difficulty accessing the Plan through the Internet should have a telephone number available to coordinate an alternative method.

5. Summary of public comments

No public comments were received by mail during the public comment period of the hearing. The only two comments were received during the hearing, as follows:

- Ms. Belinda Hill, representing the Continuum of Care (CoC) PR502, which covers 24 municipalities in northern and central Puerto Rico, expressed gratitude to various government agencies—including the Departments of Housing, Health, and Family, as well as the Municipality of San Juan—for their presence and updates. She mentioned that although her recommendation did not directly apply to the current hearing, the CoC PR502 is interested in establishing a non-competitive Memorandum of Understanding (MOU) with programs such as HOPWA and HOME. This would allow the CoC to directly evaluate and qualify homeless individuals, as they did during the pandemic with Emergency Housing Vouchers. She noted that, through this collaboration, the CoC successfully placed more vouchers than were initially allocated, thanks to their proactive screening and support work. Hill also emphasized the value of public hearings like this one, pointing out that CoC PR502's past feedback about ESG funding had been implemented. She highlighted improvements such as a shift from reimbursement to advance payments, earlier contract signings, and more flexible compliance with federal regulations. She congratulated the Department of the Family and specifically recognized Argie Díaz, Director of the ESG Program, for their progress and collaboration.
- Ms. Iris M. Carrasquillo, a consultant for the Municipality of Culebra, voiced concerns regarding the citizen participation process for CDBG funds. While early planning was encouraged, she noted that the total amount of funds available to municipalities had yet to be disclosed. According to Culebra's participation plan, two public hearings are required: the first to announce estimated funding and the second to present proposed uses based on community input. Without knowing the funding amount, holding the first hearing would necessitate a second costly notification, which places a financial burden on small municipalities like Culebra. She pointed out that a public notice in a local newspaper costs the municipality at least \$1,800, even after negotiating reduced rates. Carrasquillo requested clarification on how to proceed under these conditions, as the timeline and budgeting requirements currently seem incompatible with proper community engagement.

Regarding this last comment, the CDBG Program will verify the current policy and guidance to provide technical assistance to the municipality.

Comment to the draft

Only one comment was received as part of the public comment process for the Draft State Consolidated Housing and Community Development Action Plan 2025-2029, as follows:

Mr. David D. Emery, Director of Federal Programs for the Municipality of Moca,

Mr. Emery expressed concerns regarding the permitting process and its impact on affordable housing development in Puerto Rico. While acknowledging the critical need for coordinated action to increase housing availability, he highlighted that the current fragmented and burdensome permitting system significantly delays housing projects, sometimes by months or even years, especially for small-scale developers and first-time builders.

He recommended that the State of Puerto Rico adopt a strategy focused on three key areas:

- Creating a Fast-Track Permitting Path for Affordable Housing to expedite approvals for small developments, provide technical assistance, and integrate municipal participation in the permitting process.
- Accelerating Redevelopment of Vacant or Underutilized Properties through the creation of a centralized property inventory, pre-clearance for redevelopment, flexible acquisition programs, and support for urban infill projects.
- Supporting Small-Scale Developers and Promoting Local Ownership by offering technical training, startup capital, pre-approved modular plans, and incentives for community-based developers.

Mr. Emery emphasized Moca's willingness to collaborate with the State in piloting and implementing these solutions, aiming to foster grassroots development that is community-centered, affordable, and rooted in the people of Puerto Rico.

The State acknowledges the barriers identified by the Municipality of Moca that hinder access to affordable housing. Its recommendations align with several policies and strategies promoted by the Puerto Rico Department of Housing (PRDOH) and the Puerto Rico Housing Finance Authority (PRHFA), particularly in the HOME, HTF and HOME ARP Programs.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were rejected.

7. Summary

The Consolidated Plan & PY 2025 Annual Action Plan is the Puerto Rico State Government comprehensive housing affordability strategy and community development plan and an application for funding under the HUD's Community Planning and Development formula grant programs. The Plan includes strategic activities to address the State housing, economic and community development needs for the aforementioned period. The State is an Entitlement Community for the Community Development Block Grant (CDBG Program), for the Emergency Solutions Grant Program (ESG Program), for the Housing Opportunities for Persons with AIDS Program (HOPWA Program) and a participating jurisdiction for the HOME Investment Partnership Program (HOME Program) and the Housing Trust Fund Program (HTF Program).

The plan is prepared in accordance with the 24 CFR Part 91, Consolidated Submissions for Community Planning and Development Programs. The Annual action plan includes strategies to be undertaken under the previously mentioned formula grant programs.

The Plan has three (3) statutory objectives established by HUD to address the needs of the low to moderate income individuals. The specific statutory objectives are:

- Providing Decent and Affordable Housing;
- Creating a Suitable Living Environment; and
- Expanding Economic Opportunities

The goal of the State plan is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities mainly for low and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PUERTO RICO	Puerto Rico Department of Housing (PRDOH)
HOPWA Administrator	PUERTO RICO	Municipality of San Juan & Department of Health
HOME Administrator	PUERTO RICO	Puerto Rico Housing Finance Authority (PRHFA)
ESG Administrator	PUERTO RICO	Puerto Rico Department of Family (PRDF)
	PUERTO RICO	Puerto Rico Housing Finance Authority (PRHFA)

Table 1 – Responsible Agencies

Narrative

The lead agency of the 2025-2029 Consolidated Plan is the Puerto Rico Department of Housing. This agency coordinates all efforts toward the development of the housing and community development strategies that the PR-State government included on its five-year Consolidated Plan and executes annually as established in its action plan. In addition, PRDOH is responsible for the administration of the PR-State CDBG Program allocation, as established by Local Law Act 162, 2018, amended by the Municipal Code of 2020.

In this effort, the PRDOH works in conjunction with three (3) State agencies, that are responsible to act as HUD grantees and administrators for the Community Planning and Development Programs. These agencies are the Puerto Rico Housing Finance Authority (PRHFA) for the HOME and HTF Programs, the Department of Family for the ESG Program and the Department of Health for the HOPWA Program. In the case of the HOPWA Program, although the Department of Health is the State HOPWA grantee, the Municipality of San Juan acts as the program administrator in accordance to a collaborative agreement originally signed between the parties back in year 2010.

Consolidated Plan Public Contact Information

In compliance with the provisions of Section 91.115 of Title 24 of the Code of Federal Regulations, Part I of the Law of Housing and Community Development of 1974, as amended, the PRDoH announced the availability of the plan in a general circulation newspaper (see appendix for the announcement). Copies of the Consolidated Plan 2025-2029 & Annual Action Plan 2025 were available from the date of its publication on the Internet at <https://www.vivienda.pr.gov/cdbg-estado> on June 10, 2025, for review and submitting comments. A telephone number was provided to persons with difficulties to access Internet, to make the arrangements for a physical copy (787- 274-2527 extensions 5109 & 5110).

Comments to the plan should be addressed to:

Name: Ms. Aida Gracia Rivera

Position: Special Aide to the Secretary, PRDOH

programacdbg@vivienda.pr.gov

Questions regarding consolidated planning may be addressed to:

Ms. Aida Gracia Rivera

Special Aide to the Secretary

programacdbg@vivienda.pr.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(l) and 91.315(l)

1. Introduction

The Puerto Rico Consolidated Plan 2025-2029 and the Annual Action Plan 2025 integrate the allocation of a variety of Federal funds for projects and activities benefitting low- and moderate-income persons. Applicable funds include those of the State Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Trust Fund (HTF), Housing Opportunities of Persons with Aids (HOPWA) and Emergency Solutions Grant (ESG).

The Consolidated Plan represents a collective effort from the State to obtain the views of the Municipalities, Private, nonprofit, and public organizations, the private sector and other stakeholders. To obtain their views the state contacted and integrated them through meetings, email communications, a survey to municipalities, focus groups, and an interagency committee, among other available means. Discussions included housing and community development needs, and barriers and constraints regarding housing and community development programs in Puerto Rico, among other topics.

The establishment of effective partnerships among the consolidated plan stakeholders and interested parties, offers a wide range of benefits to the plan institutional structure. All consolidated plan stakeholders have key data, financing, and other resources with which, the lead agency can align the goals and programs. In addition, the State can leverage other public and private resources such economic development, transportation, and public health funding. Further, establishing strong relationships provides greater opportunity across all parties, including the low- and moderate-income population groups and the communities.

The following sections provide a summary of the state's activities to enhance coordination with these stakeholders, as well as mandatory requirements regarding ESG and CoCs in the jurisdiction.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Besides complying with the citizen participation and consultation minimum requirements, the PRDoH promotes and undertakes ongoing consultation, collaboration and interaction efforts throughout the program year. The objective behind these efforts is to develop strategic and accountable partnerships among the stakeholders that will lead to achieve greater results. Continued communication among the parties will allow to assess effectiveness of programs throughout the year, and what may be improved in future planning cycles. Based on this communication and feedback, the PRDOH may prioritize further consultation based on partnerships that will help to implement specific projects and activities. Building

partnerships with stakeholders around shared priorities provides a strong foundation that supports continued collaboration.

As well, the administrators of other Programs such as HOPWA's director and the ESG Director participate in different multisectoral committees and groups (ex. CoCs, HIV and STDs Public Policy Multisectorial Committee, HIV Integrated Planning Housing Committee), which provide for the coordination with of stakeholders.

This document represents a collective effort from a comprehensive array of State and private organizations. Coordination with all stakeholders was achieved during the two public hearings conducted, a series of focus groups that were conducted and the establishment of an interagency committee that met on a regular basis as part of the planning process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Department of the Family ("PRDF") is the designated state agency responsible for the administration and deployment of ESG funds and is actively engaged in the two Continuums of Care that currently serve Puerto Rico. Specifically, the State Director of Emergency Solutions Grant (ESG) Program is a member of the Governance Charter and Regulations Committee, as well as the Membership Committee for CoC PR-502. The Director is also a member of the ESG Committee for CoC PR-503. This involvement facilitates the integration of the ESG Program into the planning processes of the CoCs. Regular meetings are conducted with both CoCs to ensure ongoing collaboration. Additionally, the Department maintains continuous communication with the Coordinated Entry Systems (CES) and the Homeless Management Information System (HMIS), where different strategies are developed to prevent and address homelessness among youth and families with children, as well as families and youth at risk of homelessness. Participation in the CES and the HMIS is a requirement for ESG subrecipients. To ensure the integration and participation of ESG subrecipients, organizations and municipalities are required to engage in the subcommittees of their respective CoC's and participate in the coordinated entry system. It is important to note that the PRDF serves as the Collaborative Applicant to the CoC PR-502.

As part of the consolidated planning process, strategies are established to address the primary housing and supportive service needs of homeless individuals and families. In addressing the needs of the homeless population, the aforementioned parties collaborate through a multi-layered service model that encompasses non-profit organizations, faith-based initiatives, and other statewide services entities. The homeless strategy promotes active participation from community-wide agencies and providers to comprehensively meet the needs of the homeless population and to identify gaps and priorities in service provision. The critical components of the Continuum of Care Strategy include:

Outreach, intake and assessment

- Emergency Shelter
- Transitional Housing
- Supportive Services
- Rapid Re-Housing
- Permanent Housing
- Homeless Prevention

For the FY 2024 competition, Puerto Rico has been allocated a total of \$33,028,753 in Continuum of Care funding for both CoCs. This funding will enable the homeless strategy to foster a community wide commitment to the goal of ending homelessness; provide financial support for initiatives by non-profit providers, as well as state and local governments, to expedite the re-housing of homeless individuals and families while minimizing the trauma and dislocation experienced by these population; enhance access to and effective utilization of mainstream programs by homeless individuals and families; and promote self-sufficiency among individuals and families experiencing homelessness.

Municipalities are also critical stakeholders in the effort to eradicate homelessness. Many municipalities are not only recipients and subrecipients of ESG and CoC funding, but they also provide support to other organizations in their outreach and service strategies. Furthermore, municipalities have extended support to ESG subrecipients, serving as responsible entities for environmental reviews and compliance purposes.

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

To comply with federal requirements and strengthen collaboration between the ESG Program and CoCs PR-502 and PR-503, the Department of the Family conducted a formal consultation process by distributing a questionnaire to member organizations of both CoCs. The ESG Program team remained available to assist participants and answer any questions throughout the process.

As a complementary measure, an additional opportunity was provided for entities that were unable to attend previous sessions to complete the questionnaire online. The invitation and form were sent to presidents and executive directors of both CoCs, including the option to submit written comments via email. As well, written requests for comments were sent to both CoC Presidents.

The consultation report is in the Appendix Section.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	PR Department of Housing Disaster Recovery 2017 Program
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Alignment of strategies included in the plan with disaster recovery needs and DR & MIT plans.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG-DR and MIT programs provided updated information on available resources, needs and goals and objectives of these funds.
2	Agency/Group/Organization	PR Department of Housing
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - State Other government - Local Business Leaders Civic Leaders Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.
3	Agency/Group/Organization	PR Department of Health
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Health Agency Other government - State Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.

4	Agency/Group/Organization	MUNICIPALITY OF SAN JUAN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Other government - State Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Municipality of San Juan was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.
5	Agency/Group/Organization	PUERTO RICO HOUSING FINANCE AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Other government - State Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.

6	Agency/Group/Organization	FEMA
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
7	Agency/Group/Organization	US Fish & wildlife Services
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Ecological services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
8	Agency/Group/Organization	US Army Corps of Engineers
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
9	Agency/Group/Organization	Environmental Protection Agency
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Environmental protection
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

10	Agency/Group/Organization	Departamento de Recursos Naturales y Ambientales
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
11	Agency/Group/Organization	Junta de Calidad Ambiental
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
12	Agency/Group/Organization	Oficina de Gerencia de Permisos
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
13	Agency/Group/Organization	NEGOCIADO DE MANEJO DE EMERGENCIAS Y ADMINISTRACION DE DESASTRES
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

14	Agency/Group/Organization	Puerto Rico Planning Board
	Agency/Group/Organization Type	Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
15	Agency/Group/Organization	AsociaciÃ³n de Constructores de PR
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
16	Agency/Group/Organization	Internet Society of Puerto Rico
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
17	Agency/Group/Organization	CLARO DE PUERTO RICO
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Infrastructure

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
18	Agency/Group/Organization	LIBERTY PUERTO RICO
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
19	Agency/Group/Organization	Optico fiber by Critical Hub Networks
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
20	Agency/Group/Organization	Puerto Rico Public Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

21	Agency/Group/Organization	Osnet Wireless
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
22	Agency/Group/Organization	AeroNet Wireless Broadband
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
23	Agency/Group/Organization	Concilio Multisectorial en Apoyo a la Poblacion sin Hogar
	Agency/Group/Organization Type	Multisectorial committee on homelessness
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication and invitation to consultation meetings.

Identify any Agency Types not consulted and provide rationale for not consulting

The Interagency Committee consulted with a wide array of stakeholders, as required by the regulation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of the CoC 502 Strategic Plan?
Continuum of Care	CoC 502, PR Department of Family	The goals of the CoC 502 Strategic Plan are focused on addressing homelessness, especially unsheltered chronic homeless persons. The population of persons with a chronic homelessness is a key focus of the ESG.
Puerto Rico Disaster Recovery Action Plan 2017	PR Department of Housing	This Plan was designed for the use of CDBG-DR funds in response to 2017 hurricanes Irma and Maria. Programs Action Plans include disaster policies and procedures, as well as actions to combat homelessness.
CDBG-MIT Action Plan	PR Department of Housing	The CDBG-MIT Action Plan provides a portfolio of programs dedicated to assisting in the recovery of moderate-income households. These grant funds have been allocated to Puerto Rico for mitigation projects that reduce the potential for loss and destruction from future events, including programs currently administered by FEMA.
Action Plan for the 2019-2020 Earthquakes Recovery	PR Department of Housing	This Action Plan provides a portfolio of programs dedicated to assisting in the recovery of persons affected by the earthquake experienced in Puerto Rico in 2019-2020 (major disaster declaration DR-4773-PR). The recovery plan addresses the needs of persons affected by the disaster, the need for a coordinated approach between agencies and local governments, and the availability of funds for programs launched. The availability of these funds, as well as other recurring programs, will help to strengthen the resilience of communities to future events.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))

As required in 24 CFR 93.315 L, the agencies that administer CPD Programs, coordinate efforts with units of local government for the development and implementation of the consolidated plan. Through written communication and public notices, the programs maintain local governments informed of the planning process, providing additional spaces for comments and recommendations. As well, the staff of the programs provide technical assistance to municipalities about consolidated planning, in order for them to be in a better position to contribute with their input. Similarly, municipalities are subrecipients in many of the activities and collaborate with the implementation of housing and community development activities. In the case of CDBG, local laws require the Department of Housing to equally distribute funding to all entitlement municipalities for purposes of implementing the activities.

Narrative (optional):

The 24 CFR Part 91.110 provides the framework for the State to undertake a wide consultation process as an integral part of the statewide planning and preparation phases of the Consolidated plan & Annual Action Plan. Through the consultation process, the PRDOH was able to obtain key programmatic and service data from agencies and service providers (public and private) who provide assisted housing, health services, social and fair housing, and those that serve the chronically homeless and address lead-based paint hazards. Also, consultation with local governments in non-entitlement areas of the state is required.

The consultation strategy of the State, provided data in the following planning elements:

- Incorporate local data into planning process and validate the accuracy of this data;

- Gather input on priority needs and target areas;

- Increase coordination among consultation partners;

- Leverage Consolidated Plan activities with other public and private funding sources and Programs;

- Expand upon the outreach efforts of existing planning processes; and

- Increase citizen feedback, buy-in, and support of Consolidated Plan activities.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The 2025-2029 Consolidated Plan and 2025 Annual Action Plan is a process that promotes the collaboration of state, municipalities and other key stakeholders associated with housing and community development in Puerto Rico to establish a unified vision for community development activities. This strategic planning process allows citizens to participate in the development of a plan for housing and community development programs. The state's implementation of the plan, as well as the plan itself, will be evaluated based on three objectives: (1) To provide decent housing; (2) provide a suitable living environment; and (3) to expand economic opportunities.

For the preparation of the 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan the PRDOH followed its citizen participation plan. The planning process efforts were guided by transparency and promoted freedom of access to the contents of the draft plan. All municipal governments and community planning and development agencies and organizations were invited to participate at the public hearings conducted and to provide comments on the proposed actions. Information was posted on the PRDOH web page and the consolidated planning agencies.

The following actions were taken as part of the Citizen Participation process:

Mailing database: Information about the public hearing and other aspects of the plan, was provided to municipalities and non-profit organizations through email.

Survey to municipalities: A web survey was conducted to municipalities. A total of 51 municipalities responded and provided information regarding public services, housing and infrastructure needs. A summary of the results of the survey, is included as an attachment.

Public Hearing: As required by the regulations the State held a public hearing during the Citizen Participation process of the 2025-2029 Consolidated Plan & PY 2025 Annual Action Plan. on the notification of the hearing (in English and Spanish) was posted in *El Vocero* newspaper on the edition for Wednesday, February 19, 2025. It invited the general population to participate of the Public Hearing for the CDBG, HOME, ESG, HOPWA and HTF Programs Consolidated plan & 2025 Annual Action Plan. In compliance with the Consolidated Plan regulations, the hearing was held at least two (2) weeks after the notice was published.

Also, the public notice was posted in the Official PRDOH's Web Page. This expanded the outreach efforts to increase the citizen feedback, buy-in and support of the Consolidated Plan activities. Also, NPOs and CoCs were contacted to help disseminate the information.

The public hearing was held on March 7, 2025, 9:00 a.m. at the Yolanda Guerrero Community Center, in Guaynabo. Information of the public hearing conducted was posted in the PRDoH Web Page. The place of the public hearing was accessible for persons with disabilities. English-speaking persons could request copy of the presentation of the public hearing in English.

Copies of all the public notices, the webpage notice and attendance sheet are included in the Appendix Section.

Public Comment Period: The draft plan was made public on June 10, 2025. Citizens and interested parties had 30 calendar days from the day of the publication to submit written comments. The notice of the availability of the plan was published in a newspaper of general circulation in English and Spanish. The draft plan was made available at PRDOH web page for the review. Persons having difficulty accessing the Plan through the Internet should had a telephone number available to coordinate an alternative method.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Units of local government, Public Agencies, NPOs, general population	112 attended the public hearing.	No comments were received during the period for comments of the hearing. Only two comments were received during the hearing.	No comments were rejected.	https://www.vivienda.pr.gov/cdbg-estado/
2	Newspaper Ad	NPOs, Public Agencies, Municipalities, General Public				https://www.vivienda.pr.gov/cdbg-estado/
3	Internet Outreach	Units of local government, Public Agencies, NPOs, general population				https://www.vivienda.pr.gov/cdbg-estado/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Web survey	Units of Local Government	51	Municipalities provided input needs that were taken into consideration for purposes of the setting the goals, priorities and methods of distribution.	Does not apply.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Puerto Rico is a jurisdiction affected by relative high poverty rates relative to national standards. This is reflected in all social indicators, including income, unemployment, foreclosures, and housing needs. As a result of several factors, main barriers to economic development, and a long-lasting fiscal crisis, by 2020 the local economy shrank 19% from 2006 levels. However, it began recovering in 2021, primarily due to the influx of federal stimulus. A growth of 1% in the GNP is expected for FY 2025. The disbursement of FEMA and CDBG-DR/MIT funds is essential to support this economic growth in the short-term. The following issues are considered the most pressing needs:

1. The elderly population is growing at a fast rate, while the overall population is declining. This trend will change the housing market dynamics and needs. Comprehensive social approaches will be required to address the increasing needs of these populations, emphasizing those with disabilities and lack of access to health and other basic needs.
2. The strong contraction in population cohort below 40 years old is driving down the number of households and, as a result, the number of vacant housing units has increased. However, there is still a significant need for housing, as several key characteristics of the existing housing stock make it unable to satisfy demand for housing in key markets.
3. Elderly homeowners with incomes below 50% HAMFI are disproportionately exposed to average and severe cost burden issues. CHAS data identified 138,715 households below 50% HAMFI with a person aged 62 or older. Out of these households, 52,370, or 37.7%, had at least one housing problem. Affordable rental options are needed to address the issue among these populations, as the prevalent rate among rental tenure is below average.
4. The greatest need is among low- and moderate-income households that live in households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden, which accounted for 15.6% of households. More than 28,995 households with incomes up to 100% AMI reported living in a substandard housing, of which 63.6% (18,460) were low- and moderate-income households.

pressing needs

1. Foreclosure rates in Puerto Rico are relatively high, as well as the repossessed housing inventory, which provides opportunities to promote housing rehabilitation programs for repossessed properties in areas of economic opportunity. Delinquency rates skyrocketed due to COVID, but have since settled at a level lower than the pre-pandemic average. Nonetheless, vacant housing due to previous foreclosures represents an opportunity.

2. The vast majority of Puerto Rico's population is considered Hispanic. Non-Hispanic households experience housing problems at a rate that is 5 percentage points higher than the general population, but they make up just 1% of total households. As mentioned above, most of the Puerto Rican population is considered Hispanic, although this is one of the minority categories, given the context of Puerto Rico, this is not relevant.
3. During the most recent Point in Time Survey conducted in the Island (2024), a total of 2,096 homeless persons were identified, experiencing homelessness on a given night, out of which 7.2% were in family or nucleus. Of the 2,096 homeless persons identified on a given night on 2024, 73.8% identified themselves as men and 25.8% as women. As of age the 4.4% have less than 18 years, the median age is 35 to 44 years. The 21.7% are chronically homeless, while 51.3% suffer from chronic substance abuse. Of persons counted, 41.7% were severely mentally ill, 10.5% have been victims of domestic violence, and 4.9% are affected by HIV/AIDS.
4. In addition to the homeless population, other groups also require support services. These groups include: persons with HIV/AIDS, persons living in poverty, the elderly population, victims of domestic violence, and people with drug addiction problems.
Domestic violence constitutes one of the gravest and most complex problems affecting Puerto Rican society. As the Prologue to Law 54 for the Prevention and Intervention with Domestic Violence of August 15, 1989 indicates, domestic violence threatens the integrity of the family and its members and constitutes a serious threat to the stability and preservation of civilized coexistence in our society. Puerto Rico police statistics show that the problem of domestic violence has become increasingly complex. The most recent data (2023) shows a total of 6,379 cases of domestic violence.
5. As of March 31, 2025, a total of 51,804 HIV/AIDS cases have been reported in the Island. Out of these cases, 31,778 persons died, representing a fatality rate of 61% Individuals living with HIV/AIDS and their families present a series of needs related to housing and complimentary services.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Summary of Housing Needs

This section of the Consolidated Plan will examine the current state of Puerto Rico's housing market to determine what types of common housing problems may exist among all segments of the population to establish strategies that can be implemented across the Island with HUD-funded programs.

Puerto Rico's demographic base has been profoundly affected by the decade-long contraction in population and accelerated aging that occurred since 2010. The population of Puerto Rico declined by 14% between 2010 and 2023, and the median age increased from 35.9 years in 2010 to 44.2 years in 2023. Low fertility poses long-term challenges to natural increases in population. According to the Demographic Registry of the Department of Health of Puerto Rico, as of 2023, the number of births per woman 15 to 50 years old in Puerto Rico was at an all-time low of 0.025; this is 44% lower than the same figure in 2010 (0.045 births per woman 15-50 years old).

The strong contraction in population cohort below 40 years old is driving down the number of households. The following chart shows the population changes occurring since 2010 by age group. As can be seen, whereas age groups 55 and over increased by 24.5%, the number of individuals less than 40 years old has declined by 30%. In terms of household formation, the number of households declined by 1% during the 2010-2023 period; this decline was 23.2% for households below 40 years old. The decline in householders under the age of 40 was 96,389, while during the same period there was an increase in households headed by those aged 65 and over of 142,209, or 44%. For the complete analysis go to the Appendix section.

Demographics	Base Year: 2012	Most Recent Year: 2023	% Change
Population	3,716,727	3,254,885	-12%
Households	1,217,584	1,239,243	2%
Median Income	\$19,515.00	\$25,096.00	29%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

American Community Survey, Census Bureau

Data Source Comments: 2012 Census (Base Year), 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	203,870	119,690	187,430	104,940	580,860
Small Family Households	82,730	38,380	61,695	38,990	293,980
Large Family Households	6,850	4,170	7,015	4,420	31,455

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	43,000	37,690	60,860	33,100	169,670
Household contains at least one person age 75 or older	26,125	31,900	46,655	23,815	86,540
Households with one or more children 6 years old or younger	28,685	11,810	15,705	9,185	52,135

Table 6 - Total Households Table

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	5,270	1,695	2,325	975	10,265	3,820	2,055	3,295	1,290	10,460
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	850	390	545	230	2,015	390	270	420	295	1,375
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,585	1,110	1,545	1,090	6,330	1,480	1,050	2,145	1,105	5,780
Housing cost burden greater than 50% of income (and none of the above problems)	29,415	13,805	8,660	1,980	53,860	25,450	12,725	19,325	6,750	64,250

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	3,895	6,655	16,640	7,300	34,490	9,685	8,435	12,945	11,615	42,680
Zero/negative Income (and none of the above problems)	48,510	0	0	0	48,510	27,180	0	0	0	27,180

Table 7 – Housing Problems Table

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	42,015	23,650	29,710	11,580	106,955	40,830	24,535	38,130	21,055	124,550
Having none of four housing problems	32,660	25,995	34,525	21,455	114,635	14,390	45,515	85,070	50,855	195,830

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	48,510	0	0	0	48,510	27,180	0	0	0	27,180

Table 8 – Housing Problems 2

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

3. Cost Burden > 30%

	Renter				Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	
NUMBER OF HOUSEHOLDS									
Small Related	20,240	10,995	12,640	43,875	12,165	7,330	13,035	32,530	
Large Related	1,550	970	1,065	3,585	1,420	1,090	1,300	3,810	
Elderly	1,340	1,345	2,215	4,900	6,295	3,770	6,625	16,690	
Other	6,610	4,560	5,955	17,125	5,880	2,680	5,000	13,560	
Total need by income	29,740	17,870	21,875	69,485	25,760	14,870	25,960	66,590	

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	18,240	7,665	4,005	29,910	9,195	4,745	7,405	21,345
Large Related	1,430	595	450	2,475	1,100	590	555	2,245
Elderly	1,195	765	745	2,705	4,340	2,100	3,865	10,305
Other	6,195	3,345	2,300	11,840	4,785	1,830	3,490	10,105
Total need by income	27,060	12,370	7,500	46,930	19,420	9,265	15,315	44,000

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,905	1,235	1,725	1,170	7,035	1,030	805	1,425	855	4,115
Multiple, unrelated family households	580	265	290	145	1,280	865	530	1,250	595	3,240
Other, non-family households	165	30	90	40	325	0	25	10	0	35
Total need by income	3,650	1,530	2,105	1,355	8,640	1,895	1,360	2,685	1,450	7,390

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	24,460	8,215	9,705	42,380	4,225	3,595	6,000	13,820

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 5-year ACS estimate for 2023, there are 379,895 single-person households or non-family households in Puerto Rico. Out of this total, 159,581 or 42.0% are male householders, out of which 67,808 were aged 65 or older. There were 220,314 female householders living alone, of which 125,752 were aged 65 or older. The combined total of 193,560 households where someone aged 65 or older lives by themselves represents 43% of all single-person households on the island. In the United States, the same parameter leads to 32.7% of all single-person households, which shows that Puerto Rico has a higher percentage of elderly individuals who live alone. Elderly individuals who live alone tend to require more healthcare and social assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 5-year ACS estimates for 2023, there were 734,989 people with a disability in Puerto Rico, or 22.8% of the total civilian non-institutionalized population 18 or older. The elderly (62 or older) account for 48.5% of the population with a disability. The most common disability amongst Puerto Rico's elderly population is the class of ambulatory difficulties (60%). Some 211,728 individuals, or 27.7% of Puerto Rico's population 65 and over has independent living difficulties, which require a higher degree of government support.

In the year 2023, the Puerto Rico Police Bureau reported that there were 6,379 incidents of domestic violence. This amounts to 122 incidents weekly. A substantial number of these incidents will result in a need for housing assistance or other types of government support.

What are the most common housing problems?

The following table shows the number of households by housing problems and income. As can be seen, the most prevalent housing problem is cost burden, of which 270,755 households suffer from. The severely cost burdened account for 136,255 households, or 50% of the total cost burdened households.

The next housing problem in importance is overcrowding, which accounts for 29,590 households or 9.3% of all households with one or more housing problems. The other housing problems combined account for 9.1% of all households with one or more housing problems.

For households with income less than the HAMFI, cost burden represents 64.8% of all households with one or more housing problems, followed by substandard housing with 6.5% of all households with one or more housing problems.

Are any populations/household types more affected than others by these problems?

Several populations and household types were identified as having a disproportionate share of housing problems. Households with very low income (less than 50% of the HAMFI) accounted for the largest share of severe cases of each of the four housing problems, with 66.5% of all severe cases in cost burden, 44.2% in overcrowding, and 44.3% of all cases in substandard housing (incomplete kitchen and/or plumbing). The percentage of renters having high-cost burden was 27.6% and substandard housing was 3.3%.

The greatest share of severely cost burden households was among small, related families, which accounted for half of the cases of severely cost burdened households (49% or 67,765 households). Of these, small related rental families and owners with extremely low income (less than 30% of the HAMFI) represented the largest subgroups. Households with low and very low income (30% to less than 80% of the HAMFI) also represented a significant share of severely cost burdened households (85% or 115,455 households).

Substandard housing occurred in a disproportionate share among low- and moderate-income households (51% to less than 100% of the HAMFI), with 3.3% of all low- and moderate-income households reporting having substandard housing. In contrast, the share of substandard housing for all households was 2.4%. A large proportion of substandard housing affected renters, with 12,625 households or 43.5% of all substandard housing being renter-occupied households. The share of renters (grew) to 54.2% when viewing low-income households (less than 50% of the HAMFI).

Overcrowding was also more prevalent in low- and moderate-income households; whereas 2.4% of all households experienced overcrowding, the share for low- and moderate-income households was 2.6%, or 0.2 percentage points higher. Renters had also a disproportionate share of overcrowding, with 40.5% of all households experiencing overcrowding being renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Data from the PIT counts and the HMIS on families receiving rapid-rehousing assistance, provide information on the characteristics and conditions that affect low-income individuals and families with children who may be at risk of either residing in shelters or becoming homeless. Out of the individuals with an active RRH voucher in both CoCs, almost three out of every ten have a mental health problem, while one out of every ten have a drug abuse problem. 18.8% have a chronic health condition, while 10% have a physical disability. In terms, of their level of income, based on the Latest Annual Assessment for Stayers one out of every five, have no source of income. This poses significant challenges, which go beyond the need to have the resources to maintain a permanent house in the future. It raises the need for complementary services to achieve stability.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The main cause of homelessness can largely be explained by economics: people who become homeless have insufficient financial resources to obtain or maintain housing. Multiple risk factors are linked with instability and increased risk of homelessness. Individual risk factors include poverty, lack of education, substance abuse, mental illness and domestic violence. They also include discrimination, lack of support for minors, absence of life skills, among other reasons.

The most specific housing characteristic that may cause instability and an increased risk of homelessness is cost burden. According to the data provided, more than 22.6% of Puerto Rico's households are cost burdened. If a household is spending more than 30 percent, and sometimes more than 50 percent, of their monthly income on housing costs, that means that less income remains to pay for other costs that must be sustained to live in a safe and acceptable environment. One of the main implications of the cost burden is vulnerability to unexpected life events. In an emergency or illness situation, any additional unexpected expenses could result in an inability to meet housing expenses and potentially result in homelessness.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater number of housing problems is defined when a member of a racial or ethnic group at a given income level experiences housing problems at a rate greater than 10% of the income level. The data summarizes each minority group experiencing any of four housing problems which include lacking complete kitchen facilities, lacking complete plumbing facilities, more than one person per room, and cost burden greater than 30%.

Racial and ethnic groups statistics for Puerto Rico may hide actual levels of disproportional needs among different groups, because most of the community classifies itself as Hispanics, independently of its racial background. Thus, housing burdens for Hispanics is the same as that as the community. Also, this situation provides limited data on racial groups.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	82,670	120,895	0
White	495	765	0
Black / African American	135	30	0
Asian	0	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	82,040	120,055	0
0	0	0	0

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	48,125	71,495	0
White	260	335	0
Black / African American	60	30	0
Asian	55	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	47,740	71,130	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	67,775	119,465	0
White	540	405	0
Black / African American	85	70	0
Asian	15	10	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	67,135	118,955	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,595	72,180	0
White	325	420	0
Black / African American	55	185	0
Asian	20	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	32,195	71,565	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

According to the 2017-2021 CHAS data indicates that blacks and Asians across all income levels, American Indians at 30%-50% of AMI and whites at 80%-100% of AMI experience housing problems at a level 10 percentage points greater than the average for that income level. However, due to Puerto Rico's overwhelmingly Hispanic population, this means that only 1,225 minority households, or 0.1% of total households, are disproportionately affected.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section of the Needs Assessment, the available data will be examined to determine the types of common housing problems faced by particular racial or ethnic segments of the population and the severity of each housing problem. In Puerto Rico most of the population is considered Hispanic, however, whites, blacks, and Asians all show disproportionately greater needs at various income levels.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	69,085	134,475	0
White	435	825	0
Black / African American	110	55	0
Asian	0	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	68,540	133,550	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,030	86,585	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	230	365	0
Black / African American	40	45	0
Asian	55	4	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	32,705	86,165	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,240	148,990	0
White	290	655	0
Black / African American	30	120	0
Asian	15	10	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	37,905	148,180	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,715	91,060	0
White	135	610	0
Black / African American	20	220	0
Asian	0	20	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	13,560	90,200	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

At the 0-30% AMI level, blacks show a disproportionate need, with a total of 110 households. At the 30%-50% level, whites and blacks show a disproportionate need, with 230 and 40 households respectively with severe housing conditions. At the 50%-80% AMI level, whites and Asians show disproportionate needs, with 290 and 15 households respectively. A total of 685 households show disproportionate needs based on their race/ethnic group and income level. However, this again represents only 0.05% of total households, due to Puerto Rico's overwhelmingly Hispanic population.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A household may be cost burdened when it spends more than 30 percent of its income for housing. A household may be severely cost burdened when housing costs are more than 50 percent of its income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	846,410	134,500	136,260	79,620
White	6,290	1,280	1,205	600
Black / African American	960	230	180	0
Asian	470	115	90	15
American Indian, Alaska Native	35	10	0	0
Pacific Islander	0	0	0	0
Hispanic	837,445	132,655	134,465	78,925

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Discussion

Approximately 11.2% and 11.4% of all households are cost burdened and severely cost burdened respectively. Only one ethnic group is disproportionately affected, American Indians. They show a rate of 22% of households within their ethnic group being cost burdened. However, this only represents 45 households.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

People who identified themselves as Asians have disproportionate needs among groups in the 30%-50% AMI. Among the ones identified as Blacks, greater needs were found among groups in the 0-30% AMI.

If they have needs not identified above, what are those needs?

No other specific data per race was identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No other specific data per race was identified.

NA-35 Public Housing – (Optional)

Introduction

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
# of units vouchers in use	0	141	48,438	11,577	2,632	8,945	124	77	0			

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments: Homeownership: 6

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
# Homeless at admission	0	40	2,194	562	36	526	1	3				
# of Elderly Program Participants (>62)	0	27	12,025	3,916	2,176	1,740	66	6				

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
# of Disabled Families	0	6	6,080	1,668	698	970	12	6
# of Families requesting accessibility features	0	0	0	8,581	765	7,636	63	106
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	20	5	15	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments: Homeownership:# of Elderly Program Participants (>62): 6# of Disabled Families: 1

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
White	0	134	39,887	10,984	2,568	8,416	117	74
Black/African American	0	7	8,527	445	59	386	10	5
Asian	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	4	2	0	2	0	0
Pacific Islander	0	0	7	20	1	19	0	0
Other	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments: Homeownership:White: 6

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	141	48,437	8,490	2,632	8,945	124	77	0
Not Hispanic	0	0	0	86	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments: Homeownership:Hispanic: 6

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Based on the consultation to the the Public Housing Authority, several housing and community development needs were identified. A primary concern remains the persistent difficulty low-income families face in accessing affordable and quality housing. The consultation emphasized the importance of maintaining and promoting economic incentives to attract more landlords to rental assistance programs, expanding the supply of housing units that meet appropriate standards, and coordinating with other agencies to provide support services that contribute to housing stability.

The consultation also highlighted the particular challenges encountered by populations, such as people experiencing homelessness, older adults, and individuals with special needs, including those with HIV. These groups often face barriers like limited housing availability and landlords' resistance to accepting vouchers. It was recommended to develop targeted strategies for these populations to ensure better access to housing and support services, especially in underserved communities.

Additional recommendations to address these areas of need, focused on strengthening interagency coordination, improving the efficiency of administrative processes, and maximizing the impact of available funding. The importance of facilitating partnerships with municipalities and nonprofit organizations was also noted, along with the need to explore new sources of financing and foster collaboration with the private sector to expand the stock of affordable housing.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

HCV Waitlist Breakdown:

No information on needs and specific characteristics was available as of the submission of this plan.

How do these needs compare to the housing needs of the population at large

No information on needs and specific characteristics was available as of the submission of this plan.

Discussion:

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

Data of the homeless population, their characteristics and needs derive from the Point in Time Surveys conducted in the jurisdiction and the HMIS. The following sections provide an assessment based on information from 2022 and 2024.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	531	1,565	2,441	876	488	182
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	38	112	175	63	35	370
Chronically Homeless Individuals	112	329	513	184	103	490
Chronically Homeless Families	0	0	0	0	0	0
Veterans	18	53	83	30	17	370
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	64	63	98	35	20	370

Table 26 - Homeless Needs Assessment

Data Source Comments: PIT

Indicate if the homeless population
is:

Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	260	767	1,196	429	239	89
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	19	55	86	31	17	181
Chronically Homeless Individuals	55	161	251	90	50	240
Chronically Homeless Families	0	0	0	0	0	0
Veterans	9	26	41	15	8	181
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	31	31	48	17	10	181

Table 27 - Homeless Needs Assessment

Data Source Comments: PIT

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

For purposes of the analysis of rural homelessness, the Interagency Committee used the data from the two most recent sheltered and unsheltered PIT (2020-2024) to estimate the number of homeless persons by type, based on the definitions of rural areas of the Housing and Population Census. It is estimated that 49% of the homeless population are located in 54 municipios outside the metropolitan and urban areas.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data regarding chronically homeless individuals and families, families with children, veterans and unaccompanied youth, was estimated based on the sources and assumptions explained in the previous question. Estimates are included in the table above.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	256	858
Black or African American	99	370
Asian	3	1
American Indian or Alaska Native	14	5
Pacific Islander	0	4
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	618	1,859
Not Hispanic	17	41

Data Source

Comments:

CDBG-DR homeless needs assessment

a. CDBG-DR

Puerto Rico faces the potential for increased homelessness as homeowners face mortgage foreclosures, affordable housing continues to be in short supply, and the economy remains in recovery. As mentioned in the CDBG-DR Action Plan Amendment 18th, the Puerto Rico Department of the Family completed a four-phase, seven-day study to interview a sample of homeless persons in Puerto Rico published in the “Resumen de Conteo De Personas Sin Hogar, 2017” (Summary Count of Homeless Persons, 2017, in its English translation).[1] According to said Summary, in 2017, a total of 3,501 homeless persons were identified in Puerto Rico, including sheltered and unsheltered, who make up a total of 3,155 households or families. Of this total, 2,512 homeless persons were unsheltered. Through the CDBG-DR Programs, housing has been created-and continues to be developed- for populations in need, including homeless persons. HUD-certified housing counselors have been employed to guide impacted residents through their recovery. Also, PRDOH conducted outreach to residents in impacted multi-family buildings to inform the development of a recovery strategy for rental and multi-family tenants, in addition to the units being created under the Gap to LIHTC Program. For more information about Housing initiatives, refer to the Home Repair, Reconstruction and Relocation Program, the Social-Interest Housing Program, the CDBG Gap to LIHTC Program, and the Affordable Housing component in the City Revitalization Program, as designed in the CDBG-DR Action Plan.

CDBG-MIT homeless needs assessment

a. CDBG-MIT

Through the Social Interest Housing Mitigation Program under the CDBG-MIT Action Plan, PRDOH expand opportunities for social interest housing to address multiple risks, not just hurricanes. The last two (2) Point in Time Surveys (PIT)[1]reports from Puerto Rico's Continuum of Care (CoC) Systems counted an estimated homeless population of 3,501 for the year 2017 and 2,535 in 2019. Although homelessness is a complex picture, both reports have consistently shown that a high percentage of this population is not sheltered, with seventy-two percent (72%) of the population identified in 2017 and seventy-five percent (75%) in 2019, proportions that add up to 2,512 and 1,902 people, respectively.

Among the factors identified as the main reasons why they are homeless, responses from 2017 and 2019 indicated abuse or problematic use of drugs or alcohol and mental health problems. Additionally, the 2019 report indicates that nine-point one percent (9.1%) of the people surveyed identified Hurricanes Irma or María as a contributing reason for their homelessness and two-point two percent (2.2%) indicated other natural, or human caused disasters as a cause.

The 2017 PIT counted 118 homeless families, with a total of 218 minors, out of which eighty-six (86) minors were counted as not sheltered (39.5% of all homeless minors). In the 2019 count it was estimated that four-point three percent (4.3%) of the total homeless population was under 18 years old, equaling 109 homeless minors.

Through the CDBG-MIT Social Interest Housing Program, PRDOH takes proactive steps towards mitigating the risk of loss of life for those in need by providing funding for the rehabilitation and hardening of existing housing or the construction of new multifamily projects.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

A total of 81 families with children were estimated based on the 2024 PIT. These families are composed of a total of 150 persons. The majority of the families identified are sheltered while it is estimated that 92 of the persons in those families are children 18 years old or younger.

In the case of veterans, a total of 70 persons are estimated. A total 18, or 25% are sheltered. In terms of their demographic profile, the majority are men.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Based on the 2024 PIT Survey data for Puerto Rico, homelessness affects individuals from a range of racial and ethnic backgrounds. The largest proportion of the homeless population identifies as White, accounting for 46.6% of all individuals experiencing homelessness, while 25.7% identify themselves as Black or African American. This points to persistent factors that affect housing stability within this community, which Puerto Rico will address through activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

One out of every five of the homeless population identifies as multiracial. Additionally, Indigenous individuals, including American Indians, Alaska Natives, or other Indigenous groups, represent 4.3% of the total.

Smaller proportions of the homeless population include Native Hawaiian or Pacific Islander individuals (0.4%), those of Middle Eastern or North African descent (0.1%), and Asian or Asian American individuals (0.1%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Data from PIT, show how throughout the years, the problem of homelessness has become more complex in Puerto Rico. The difficult fiscal and socioeconomic situation that the Island has experienced in recent years directly impacts this population.

A total of 2,096 homeless persons were counted in the 2024 PIT. Of those, 531 or 74.7% are sheltered. The proportion of persons unsheltered slightly decreased when compared to 2019 and 2022, probably due to the efforts related to adding new emergency shelter units during the pandemic. However, when compared with data in 2009, an increase is observed. In terms of the profile of the homeless population, a similar trend is observed. However, a change has been observed in the reasons for homelessness. Reasons related to the condition of the economy and a result of natural disasters, are among the main reason for becoming homeless, along with substance abuse problems. The population of homeless persons is mainly composed of men 24 or older. However, some changes have been observed consistently since 2019 including an increase in homeless families headed by women and persons with mental illness, as well in persons experiencing homelessness for the first time.

Data from the HMIS for both continuums of care shows that the sheltered population experiences homelessness on average for 1.5 years. This is considering persons in emergency shelters and transitional housing. The estimates included in the tables, however, are based on information gathered during the 2022 and 2024 PIT counts, which includes the sheltered and unsheltered population. Estimates are based on the median obtained for each group. In the case of persons becoming homeless each year and persons exiting homelessness, two parameters were used for the estimates: the proportion of persons in each group who have been homeless for less than one year, and the proportion of persons who have been homeless for more than two years.

Discussion:

According to the 2024 PIT data, 455 are chronically homeless, while 51.3% suffer from chronic substance abuse. Of persons counted, (41.7%) were severely mentally ill, 10.5% have been victims of domestic violence, and 4.9% are affected by HIV/AIDS. Although there is a lower number of persons counted than that observed in 2022, it cannot be categorically concluded that there has been a reduction. Rather, the number should be viewed in conjunction with other data on people who have been reached and placed in permanent housing as part of CoC efforts.

Regarding the reasons for being homeless, it was observed that one in ten cases are homeless as a consequence of natural or man-made disasters, this proportion being higher in the case of the municipalities of the CoC 503. In the case of CoC 502, the main reason for being homeless is related to substance abuse, while in the case of CoC 503 is due to family problems.

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Introduction

In addition to the homeless population, other groups also require supportive and complimentary services. These groups include persons with HIV/AIDS, persons living in poverty, the elderly population, victims of domestic violence, and persons with alcohol and drug addiction problems. The following sections provide a profile of these populations in Puerto Rico.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	39,885
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	436
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	12,541
Area Prevalence (PLWH per population)	240
Number of new HIV cases reported last year	436

Table 28 – HOPWA Data

Data Source Comments:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	4
Short-term Rent, Mortgage, and Utility	7
Facility Based Housing (Permanent, short-term or transitional)	0

Table 29 – HIV Housing Need

Alternate Data Source Name:

HOPWA CAPER and HOPWA Beneficiary Verification WS

Data Source Comments:

Describe the characteristics of special needs populations in your community:

The following sections, available in the Appendix section, provide a summary of the characteristics of the identified special populations.

What are the housing and supportive service needs of these populations and how are these needs determined?

Data from several sources shows that permanent housing and housing with supportive services, are some of the most pressing needs among these groups. This along with supportive services such as linkage to care, case management, assistive care and access to mental health services. These needs were determined based on several sources of information including the American Community Survey, the US Census, American Community Survey, data from the PIT regarding subpopulations of homeless persons and the focus groups celebrated as part of the consultation to the CoCs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Since the late 80's, Puerto Rico has been among the top ten states/territories with the highest number of cumulative AIDS cases and HIV prevalence. As of January 31, 2025, a total of 52,426 HIV/AIDS cases have been reported in the Island by the HIV Surveillance Program.

Individuals living with HIV/AIDS and their families present a series of needs related to housing and complimentary services. These needs were evidence by recent needs assessments conducted as part of integrated planning processes required by the CDC and HRSA. On the other hand, according to data from the PIT, one out of every homeless persons is affected by the condition. This situation is more complicated taking into account that injection drug use (IDU) has been the predominant mode of exposure. Furthermore, current social and economic context requires an environment of stable housing for families who are experiencing an economic crisis as a result of complications and situations that arise in people with HIV / AIDS.

The needs of persons with HIV and their families are also present in other groups with special needs such as the ones previously discussed. All of these groups need of supportive services, as well as services that would give them access to other social services. These include for example, transportation services to access health services or education services.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

Out of these cases reported as of January 31, 2025 (52,426), 31,773 persons have died, representing a fatality rate of 61%. With respect to persons affected by HIV, not AIDS, 12,541 persons were registered with the Department of Health as of January 31, 2025. Almost 38% of HIV/AIDS cases are residents of the San Juan Metropolitan Area. The high-risk populations for HIV infection in Puerto Rico differ from

the high risk populations in most states and territories. Injection drug use (IDU) has been the predominant mode of exposure since the beginning of the epidemic, followed by Heterosexual Contact and men who have sex with men (MSM), including MSM-IDU. More recently, an increase has been experience in the population of youth MSM.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities serve as the backbone of many communities in Puerto Rico. The interconnection between communities and their spatial surrounding is a catalyst for social interactions, which consequently render healthier and vibrant communities. Municipalities have invested in this infrastructure throughout the years providing its communities with sport facilities mainly baseball parks and basketball courts), passive parks, community/meeting centers, and more recently water and other active recreational parks. As local demographics change there is a greater need for new or adapted community facilities that serve the needs of the elderly population.

How were these needs determined?

Public facilities needs are determined by non-entitlement municipalities through their annual public participation processes and through a survey conducted by the PRDOH which had a participation of 51 municipalities, included as appendix. Such procedures are required for the annual submission of the municipality's CDBG proposals. Moreover, the historical use of funds provides a basis several CDBG applications are directed towards public facilities. Historic trends in the use of funds evidence the continuous need for facilities.

Describe the jurisdiction's need for Public Improvements:

Non-entitlement municipalities have substantial challenges with public infrastructure under their jurisdictions. The main needs include: the construction or repair of pavement, sidewalks, curbs and gutters, sanitary and storm sewers and municipal bridges. Also municipalities are in need of improving landscaping in their communities.

How were these needs determined?

Public improvements needs are determined by non-entitlement municipalities through their annual public participation processes and through a survey conducted by the PRDOH which had a participation of 51 municipalities, included as appendix. Such procedures are required for the annual submission of the municipality's CDBG proposals. Historic trends in the use of funds evidence the continuous need for improvements.

Describe the jurisdiction's need for Public Services:

Puerto Rico's socioeconomic condition, particularly its demographic, labor and poverty indicators provide a baseline for determining the needs for public services. Traditionally under the CDBG program local communities can select from the whole array of eligible activities described in CDBG regulations and guidelines. Such services usually target low-income population with special needs, such as the elderly in rural communities.

The above is particularly important due to Puerto Rico's aging population, and high migration of families in highly productive ages. Even though there are some differences between communities, i.e. urban vs. rural, these needs permeate along all communities in the Island.

How were these needs determined?

These needs were determined based on secondary data, historic data of the types of services and populations being served by the programs and the consultation process conducted for purposes of this plan which included a survey conducted by the PRDOH which had a participation of 51 municipalities, included as appendix.

For CDBG-DR & Meet needs go to Appendix section.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in Puerto Rico. Many of the data tables were populated by HUD and use the Puerto Rico Community Survey (2019-2023 ACS) and the Comprehensive Housing Affordability Strategy (CHAS) five-year (2017-2021) data set. Also, information is obtained from estimates presented in Puerto Rico's State Housing Plan.

Despite Puerto Rico's declining total population, which fell by 11.8% between 2010 and 2020, there has been a decrease in total vacant units between 2014-2018 and 2019-2023. Even as the number of housing units increased by 3.8% driven by high-income post-COVID housing developments, there has also been a sharp decrease in the vacancy rate from 24% to 21%. Median house values and rents have both increased in the same period.

After the COVID-19 pandemic, there has been a decrease in vacant housing units available to rent or buy. This total has gone from 28,946 for rent and 24,347 available to buy in 2020 to 21,549 and 13,691 respectively in 2023. The local real estate market experienced a period of growth after COVID, which led to higher housing prices, with an increase in the average sales price of a house increasing by 7.7% between 2020 and 2023. This alongside the decrease in vacant units available for rent has led to a less affordable and accessible housing market in Puerto Rico.

Table – Vacancy Status

Even though non-farm payroll employment is at its highest since 2009, housing continues to be inaccessible and unaffordable for many Puerto Ricans. Increases in employment since Hurricane Maria in 2017 and the COVID-19 pandemic in 2020 have mostly been due to non-recurring federal funds, which do not represent a sustainable source of economic growth. Housing prices have continued to go up as the island has become more of a destination for high-income workers from the United States due to various tax breaks aimed at attracting mainland US residents to move to the island.

Mortgage loan disbursements increased by 43% in 2021 compared to the five-year pre-pandemic average, pointing towards a large amount of homeowners re-financing at lower interest rates. This points towards delinquency rates remaining low. Other factors, particularly retail sales, point towards weakened consumer spending in 2025. All these factors point towards the unsustainability of the current economic situation in Puerto Rico and instability and unaffordability in the housing market for the foreseeable future.

MA-10 Number of Housing Units – 91.310(a)

Introduction

The following section describes the number of units, types, tenure, and size of housing in Puerto Rico.

The homeownership rate of Puerto Rico is 68.1%. Its housing stock of 1,575,105 units is mainly composed of single-family detached units, which account for 68.5% of the stock. 302,509 units are multifamily units (2 or more units), accounting for only 19.2% of the units. The above is associated with suburban development patterns, mostly driven by the lower construction costs related to single-family units, the considerably high cost of developing urban areas and consumer preferences of families with children who prefer single-family homes. The Planning Board's proposed land-use policies are targeting this issue to promote housing development in urban areas.

Also, most occupied housing units (77.3%) have 2 or 3 bedrooms. Renters usually occupy smaller units than owner-occupied housing. 13.7% of renters occupy studio or one bedroom housing units, compared to 2.6% for owner-occupied housing. Only 48.9% of renter-occupied housing has 3 bedrooms, compared to 62.6% amongst owner-occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	1,078,590	68%
1-unit, attached structure	189,831	12%
2-4 units	88,647	6%
5-19 units	120,444	8%
20 or more units	93,418	6%
Mobile Home, boat, RV, van, etc	4,175	0%
Total	1,575,105	100%

Table 30 – Residential Properties by Unit Number

Alternate Data Source Name:

U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	5,371	1%	11,181	3%
1 bedroom	16,451	2%	41,663	11%
2 bedrooms	653,598	77%	303,753	77%
3 or more bedrooms	168,808	20%	38,418	10%
Total	844,228	100%	395,015	101%

Table 31 – Unit Size by Tenure

Alternate Data Source Name:

U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

CDBG-DR ÿ CDBG-MIT number of housing units

1. a. CDBG-DR:

Single Family Housing - Before the hurricanes, single family housing stock was at 1,555,880 units, with approximately 1.2 million of those homes occupied. According to FEMA IA data, over 1.06 million households, or households representing 88% of total housing units, have applied for disaster assistance.

Multi-Family Housing - According to ACS 2012-2016 data in 2016, there were a total of 1,237,180 housing units in Puerto Rico, of which 31.4 % were occupied by 388,445 renters.

Public Housing - The Puerto Rico Public Housing Authority (PRPHA) is the second largest housing authority in the US, with over 53,000 units across 327 properties. There are also approximately 30,000 households using Housing Choice Vouchers and 18,000 households in project-based Section 8 units. PRPHA reported 15,386 public housing units with initial damage claims of over \$119 million.

1. b. CDBG-MIT:

Approximately eleven percent (11%) of Puerto Rico's residents live in high-risk areas, approximately thirteen percent (13%) live in medium high-risk areas and approximately twenty-three percent (23%) of the people live in medium risk areas. Based on the average number of persons per home in Puerto Rico, this represents an estimated 619,000 homes. [1]

Of the population in Puerto Rico, approximately sixteen percent (16%) reside within the FEMA 100-year Floodplain. That number increases to twenty-two percent (22%) when compared to the FEMA Advisory 100-year Floodplain. Based on the average number of persons per-home in Puerto Rico, this represents in total roughly 216,055 homes.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of 2024, Puerto Rico had a total of 107,105 units Island wide supported by HUD programs. From this total, 49.4% of the units were public housing, while 49.2% were Section 8 or Housing Choice Voucher Program. Most of the units supported by these programs are located in important population centers of the Island, considering the services and amenities accessible to the population in such locations.

Figure 1 A profile of HUD Subsidized Housing in Puerto Rico (go to Appendix section)

Source: HUD, A Picture of Subsidized Households, 2024

<https://www.huduser.gov/portal/datasets/assthsg.html>

This summary does not include other subsidy programs such as HOME, LITCH or CDBG

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

During the next five-years a total of 1,765 units may be lost from the affordable housing inventory as a result of expiration of Section 8 project-base contracts. There is an opportunity to provide additional funding to these projects. The housing market is weak and does not provide developers sufficient economic incentives to reinvest and placed these units in the non-subsidized market.

Does the availability of housing units meet the needs of the population?

Vacant housing data suggests that Puerto Rico has sufficient housing inventory to meet the needs of residents. However, there is a lack of affordable safe and decent housing for families with low and moderate earnings, particularly in urban settings served by public transportation. CHAS data shows that there are only 144,078 affordable units for households with incomes between 0-50%AMI. There are only 60,461 housing units affordable to very low-income individuals 0-30% AMI, representing only 5% of the Island's housing stock. For low-income individuals, 30-50% AMI, there is a total of 83,617 housing units accessible to the income group. Also, a substantial number of units occupied by low and moderate-income households in Puerto Rico require rehabilitation, mainly due to the structure's age or substandard housing conditions.

Describe the need for specific types of housing:

According to the above information, there is a need for more affordable housing for low-income individuals in Puerto Rico. Certain groups are in greater need, which determines the specific type of housing unit required. Based on the data discussed in the Plan the main types of housing that is needed includes the following:

1. Multifamily rental housing for the elderly in adequate locations and supportive services.
2. Affordable rental and for ownership housing in areas of economic opportunity served with adequate public transportation.

Discussion

MA-15 Cost of Housing – 91.310(a)

Introduction

The cost of housing in Puerto Rico is very high in contrast to the median income. The median home value has increased slightly between 2012 and 2023, by 3%. For the same period however, median contract rent has increased by 17%. Median household income in 2023 is \$25,096, which is less than one third of the national median household income of \$78,538. There is a considerable housing gap in Puerto Rico.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2023	% Change
Median Home Value	121,500	124,600	3%
Median Contract Rent	344	429	25%

Table 32 – Cost of Housing

Alternate Data Source Name:

U.S. Census Bureau, 2019-2023 ACS

Data Source Comments: 2008-2012 ACS (Base Year), 2019-2023 (Most Recent Year)

Rent Paid	Number	%
Less than \$500	246,481	82.4%
\$500-999	117,135	15.7%
\$1,000-1,499	22,947	1.3%
\$1,500-1,999	4,458	0.4%
\$2,000 or more	3,994	0.3%
Total	395,015	100.0%

Table 33 - Rent Paid

Alternate Data Source Name:

U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	35,750	No Data
50% HAMFI	27,915	48,070
80% HAMFI	37,340	89,745
100% HAMFI	No Data	53,120
Total	101,005	190,935

Table 34 – Housing Affordability

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

CDBG-DR ÿ CDBG-MIT cost of housing

1. a. **CDBG-DR:**

With changing economic conditions and evolving household makeup, Puerto Rico had seen little investment in homes valued above \$100,000 and more demand for affordable housing in recent years. Fifty-five (55) % of the occupied housing units in Puerto Rico are valued at less than \$150,000.[1] By 2017 home prices adjusted to economic conditions and devalued over time, homeowners had been unable to accumulate the capital required to improve their living conditions or accommodate expanding households. According to the Puerto Rico Builders' Association Study, Puerto Rico saw a 25% drop in property values over the last ten (10) years, from \$219,170 in 2007 to \$164,470 in 2017. Total sales (and by price ranges) reduced to a compounded annual rate of 14.5% between 2004 and 2016. The reduction was stronger in prices of more than \$160,000 per unit at that time.[2]

Aging housing stock further contributes to the decrease in property value, eroding residents' wealth and asset accumulation. About 40% of the housing stock was built before 1970, with 31% of homes constructed between 1970 and 1989.

According to the Puerto Rico Builder's Association study, by the year 2017, 56.8% of rented properties rent for less than \$500 a month, representing more than half of the population of renters. Approximately 36.4% of renters paid between \$500 and \$999 in rent per month, while 6.8% paid between \$1,000 to \$3,000 per month. An estimated 53,000 tenant households lived in substandard housing.

1. b. **CDBG-MIT:**

In the CDBG-MIT Single-Family Housing Program, based on cost feasibility analysis, the minimum repair/retrofit award amount an applicant may receive is \$15,000. However, the maximum award amounts for housing repair/retrofit in place is \$60,000.00 in construction and/or hard costs per unit. The maximum amount for reconstruction award is \$215,000 in construction and/or hard costs. To properly address the lack of housing market availability across Puerto Rico's regions, the maximum award for relocation is \$200,000.00. Maximum award for reconstruction will be based on unit size determination, up to \$210,000.00 for four (4) bedroom units.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

Table 35 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

CHAS data shows that there is a significant housing gap. The sources estimate that out of 21,090 vacant housing units that were for sale, 12,475 (59.1%) have an asking price greater than the area median income. Only 8,595 housing units are available for less than the AMI. In contrast, there are 275,135 owner-occupied housing units with owners earning less than 80% of AMI. This means that there is a theoretical needs gap of 262,660 units.

CHAS data for the rental market shows that there are 17,590 vacant units for rent with an asking rent less than 80% of AMI. At the same time, there are 235,855 housing units occupied by tenants paying less than 80% of AMI. This leads to a theoretical gap of 218,265 units.

This data for ownership and rental shows that there is a very large housing gap in Puerto Rico. There is a lack of affordable housing both for rent and for sale. Recent increases in median wages have not kept up with increases in average sales prices for homes and in median rents.

How is affordability of housing likely to change considering changes to home values and/or rents?

The large gap between income and housing values, particularly among owner-occupied housing, is directly related to the gap between income and housing prices in Puerto Rico. Between 2012 and 2023, median household income increased by 29%, while median home values have increased by 3% according to ACS data. The Federal Housing Finance Agency's House Price Index for All Transactions shows an increase of 8% for the same period. Even though wage growth has outpaced growth in housing costs, recent data from 2024 shows a large increase in average sales price of housing units in Puerto Rico, with an 18.6% increase in the average sales price of a used housing unit between 2021 and 2024. If these tendencies in housing prices continue, it is unlikely that wage growth will be able to keep up and reduce the current housing affordability gap.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Median contract rents in Puerto Rico increased 16.6% between 2012-2023. While Puerto Rico's economy has been in a contraction since 2007, families have experienced increases in rental housing costs.

Housing affordability on the island is considerably lower for very low-income families. The cost of rental housing in Puerto Rico is higher near the metropolitan area, for example, in San Juan or Guaynabo, renting a three-bedroom home is \$908, on average \$269 more than other parts of the island. It should be noted that the highest concentration of jobs in Puerto Rico is in the metropolitan area, which means that low-income people face the problem of labor mobility since the options are limited when choosing which housing is accessible to the individual. Moreover, as reflected by travel to work statistics, over 42.8% of Puerto Rico workers travel 30 minutes or more to work and use a private automobile to commute to work. There is also a need to promote affordable housing development near key employment centers served by public transportation.

Local FMRs tend to be a barrier for the promotion and preservation of affordable rental housing under the State HOME program. The high cost of construction in Puerto Rico relative to FMRs reduces the interest of the industry on the program. Developers tend to favor both federal and local programs that allow for higher rents. These include Law 77 tax credits for elderly housing, Law 173 rental subsidies, and LITHC – which allow for higher FMRs under certain criteria, such as adjustment for high housing cost areas, among other. In cases where developers use HOME funds the amount of these funds allocated to a project are used to close financing gaps. PRHFA's affordable housing strategy throughout Puerto Rico is to promote fund layering as a way to allocate funds to new construction and rehabilitation rental projects.

Specific information on vacant housing for the local jurisdiction is not collected by the ACS, in contrast to other jurisdictions in the U.S. Nevertheless, the favorable relationship between FMRs and Median Rates could be interpreted as an opportunity for the HOME program to promote rental housing rehabilitation programs, provided the cost of rehabilitation is reasonable in relation to the value of the unit, or possible given land use and other regulatory conditions.

Discussion

MA-20 Condition of Housing – 91.310(a)

Introduction:

A total of 838,170 housing units in Puerto Rico, or 53% of all housing units, were built before 1979. As many as 47.4% of owner-occupied units and 58.2% of renter-occupied units were built before this year. According to the 2019-2023 ACS, a total of 318,816 occupied housing units have one or more housing conditions. Renter-occupied housing units have a higher rate of having at least one of the ACS defined conditions, with 32.7% of the total versus 22.4% for owner occupied units. Still, there are more owner-occupied units with one or more conditions than renter occupied units (189,316 owner-occupied units versus 129,500 renter-occupied ones).

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

As defined by the Census, conditions of units are classified as lack of complete kitchen or plumbing facilities, having more than one person per room, or having a cost burden greater than 30% of the household income.

The standard condition may be defined as housing which meets all local building, fire, health and safety codes and HUD's minimum Housing Quality Standards. The substandard condition may be defined as housing that does not meet local building, fire, health and safety codes, or HUD's minimum Housing Quality Standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	181,226	21%	122,319	30%
With two selected Conditions	7,709	1%	6,938	2%
With three selected Conditions	367	0%	227	0%
With four selected Conditions	14	0%	16	0%
No selected Conditions	654,912	75%	265,515	66%
Total	844,228	97%	395,015	98%

Table 36 - Condition of Units

Alternate Data Source Name:
U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	178,923	20%	61,773	15%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	289,405	33%	106,594	26%
1950-1979	375,733	43%	209,209	52%
Before 1950	29,835	3%	26,014	6%
Total	873,896	99%	403,590	99%

Table 37 – Year Unit Built

Alternate Data Source Name:
U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	405,568	46%	235,223	58%
Housing Units build before 1980 with children present	21,265	2%	35,705	9%

Table 38 – Risk of Lead-Based Paint

Alternate Data Source Name:
American Community Survey, Census Bureau

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

Vacancy status

Of the 1,575,105 housing units in Puerto Rico for the 2019-2023 period, 335,862 or 21.3% were vacant. The majority of these vacant housings are for seasonal, recreational, or occasional use (21%). More than 65% are classified as other vacant, whose breakdown (using the 2023 ACS 1-year estimates) is given below. this means that the housing unit is held for settlement of an estate, held for personal reasons, or held for repairs. The number of units in the market include 21,549 for rent and 13,961 for sales. The ACS does not conduct a detail analysis of vacant housing in Puerto Rico, which limits the capacity to determine their conditions and likelihood of it complying with housing quality standards. Nevertheless, there are in Puerto Rico 28,995 units that lack plumbing and kitchen facilities, of which 71% are occupied by housing households with income of or below 100% AMFI. Most likely, the situation of inadequate housing stock among vacant housing is much worst.

Table 1 - Vacancy status table**CDBG-DR ÿ CDBG-MIT condition of housing****1. a. CDBG-DR:**

The degree of damage caused by the hurricanes was worsened due to widespread destruction of inadequate housing structures and damage to unoccupied, unmaintained homes. It has been estimated that anywhere from 45% to 55% of Puerto Rican households have either erected or maintained houses through informal construction, a self-managed method of construction completed without the use of an architect or engineer, proper permits, and often in non-conformance with land-use codes. In many cases, informal construction also occurs without proper real estate title to the land. This type of construction reduces the structural integrity of homes and renders them ineffective to withstand hurricane conditions and other natural environmental conditions.

1. b. CDBG-MIT:

Many homes in Puerto Rico also face an undeniable risk of immediate threat, defined by FEMA as the threat of additional damage or destruction from an event that can reasonably be expected to occur within five (5) years. The immediate threat is evident in the many homes in Puerto Rico which are uninhabitable or substantially damaged due to recent disaster or hazardous events. These conditions have left many households with not only a formulaic estimation of risk, but an immediate threat.

PRDOH also performed preliminary geospatial analysis utilizing aerial imagery to locate homes impacted by Hurricanes Irma and María that still have a blue tarp as a partial or whole roof. Through survey and outreach efforts under the CDBG-DR Program, PRDOH has confirmed, as of May 2022, approximately 3,646 homes impacted by Hurricanes Irma and María still have blue tarp as a partial or whole roof. However, since that time-nearly three years ago-no updated study was conducted to determine whether this number has changed, It is possible that the figure has shifted due to ongoing recovery efforts and housing initiatives implemented over the past three years.

Need for Owner and Rental Rehabilitation

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PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint is a public health issue. The exposure to lead dust represents a threat to the health of residents of contaminated and deteriorated housing. Local **risk of** lead-based paint hazard in the Island is considerable given the number of properties built in the Island before 1980 (close to

700,000), of which over 80,000 have children. Although there is no official estimate of the number of properties with lead-based paint hazards, the likelihood to find lead in these properties is very high. Many municipalities avoid rehabilitating old housing, given the substantial cost associated with lead decontamination and management

Discussion:

MA-25 Public and Assisted Housing – (Optional)

Introduction:

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					Vouchers		
				Total	Project-based	Tenant-based	Special Purpose Voucher			Family Unification Program	Disabled *
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *		
# of units vouchers available	0	0		8,772	1,414	7,358	360	798	0		
# of accessible units											

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 40 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Puerto Rico Public Housing Administration (AVP) manages a total of **53,611 public housing units** distributed across **329 housing developments** located throughout **77 municipalities** in Puerto Rico. In addition, the agency administers **12,896 Housing Choice Vouchers**. All public housing units and voucher programs are included in the **PRPHA Annual Plan**, approved by the U.S. Department of Housing and Urban Development (HUD).

A large portion of the public housing inventory consists of buildings constructed over 30 years ago. As a result, much of the infrastructure is outdated and in need of repair or full modernization. PRPHA conducts routine maintenance, extraordinary repairs, and comprehensive modernization work in accordance with its approved agency plan.

Several developments have been identified as obsolete due to structural deficiencies, environmental concerns—such as location in flood-prone areas—or extreme deterioration. These units are scheduled for demolition. Currently, PRPHA is in the planning and development phase of three new mixed-finance residential complexes, funded through a combination of public and private resources, including Capital Funds and Low-Income Housing Tax Credits (LIHTC). These developments will integrate residents from public housing, private market and the Housing Choice Voucher program.

Following the impact of recent natural disasters, including hurricanes and earthquakes, the agency assessed damages totalling \$2.42 billion. A total of 320 properties sustained damage. Planned repairs include roof waterproofing, exterior painting, asbestos and lead remediation, repairs to recreational facilities, and site infrastructure improvements.

Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

Due to the age and condition of the public housing stock, restoration and revitalization needs are significant. Many developments exhibit outdated infrastructure, structural deficiencies, and non-compliance with current building codes and environmental safety standards.

PRPHA has identified a broad range of required interventions, including:

- Structural repairs and seismic retrofitting
- Roof repairs and waterproofing
- Upgrades to electrical and plumbing systems
- Asbestos and lead abatement
- Rehabilitation of recreational and community spaces
- Full demolition and redevelopment of severely deteriorated or environmentally compromised buildings

The agency's revitalization efforts also include the development of new mixed-income, mixed-finance communities, aiming to develop new units with modern, resilient, and inclusive housing solutions.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

PRPHA's strategy to improve the living environment for public housing residents is comprehensive and forward-looking, focusing on the following:

1. **Increasing and Modernizing Housing Inventory:** PRPHA is expanding its public housing stock through new construction, acquisition, and rehabilitation of existing units, including mixed-finance development projects. These efforts address aging infrastructure to help meet the growing demand for affordable housing.
2. **Infrastructure and Energy Resilience:** PRPHA is investing in infrastructure upgrades and energy sustainability initiatives. This include the installation of photovoltaic solar systems with battery backups in community centers, which ensure access to essential services during power outages and support long-term environmental goals.
3. **Accessibility Compliance and Fair Housing Compliance:**
The agency is committed to ensuring compliance with access requirements for all residents by removing architectural barriers and rehabilitating units to meet the needs of individuals with disabilities. All modifications comply with the Americans with Disabilities Act (ADA), Section

504, and the Fair Housing Act.

4. Seismic Risk Assessment

Recognizing Puerto Rico's vulnerability to earthquakes, PRPHA has initiated a phased plan to assess structural risks in its housing stock. The first phase of this effort includes 153 public housing projects that were occupied in or before 1970. The results will guide future retrofitting, reconstruction, or redevelopment strategies to improve building safety.

5. Operations, Safety, and Technology

PRPHA strengthens property maintenance and operations through routine inspections, preventive maintenance programs, and the use of modern technology platforms like Yardi Voyager and NSPIRE compliance tools.

1. Community Development and Resident Empowerment:

Beyond physical improvements, PRPHA fosters community well-being by enhancing recreational spaces, expanding Technological Education Centers, and partnering with local service providers. Programs promoting economic self-sufficiency, social development, and resident leadership are central to these efforts.

Discussion:

MA-30 Homeless Facilities – 91.310(b)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

To address the needs of homeless persons, service providers have collaborative agreements with government agencies, municipalities, and nonprofit organizations that provide services related to physical health, mental health, and employment. Citizen service offices and government agencies such as the Department of Health, the Mental Health and Addiction Administration, the Department of Family and WIOA consortia are some of the entities through which these services are provided. A next section (MA-35) provides additional details on the types of services available.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	96
PH in facilities	0
STRMU	84
ST or TH facilities	103
PH placement	14

Table 42 – HOPWA Assistance Baseline

Data Source Comments: Supportive services: 709

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

To the extent information is available, this section describes facilities and services for people who are not homeless but nonetheless require supportive housing and programs. This group includes persons returning from mental and/or physical health institutions.

Persons with HIV/AIDS and their families

The Department of Health covers many of the specific needs of this population. Also, community-based organizations (including faith-based organizations) provide housing, food services, case management, medical services to both sexes, and services to women and their children. Such organizations also offer psychological services, referrals to mental and physical health professionals, and vocational training. They likewise provide a continuum of care that includes counseling and treatment for drug abuse and housing services. An inventory developed for the HIV Jurisdictional Plan, developed by the PRDOH, identified a total of 102 organizations that work with HIV/AIDS.

Victims of Domestic Violence

The Department of the Family provides primary services. Cases received by the Department are eventually referred to nonprofit organizations that provide necessary support services such as orientation, temporary and transitory shelter, mental health, child care, food services, transportation

and escort to medical appointments, emotional therapy and psychological services, educational talks, and employment training.

Persons with Disabilities

The Department of Education provides educational services adapted to the needs of persons with disabilities. These services are provided at specialized centers designed to serve this specific population. All services are provided by personnel trained to work with disabled persons.

The Department of Health offers physical and mental health services to persons with disabilities through the Health Reform and other programs of the agency.

Municipal governments and local health centers provide medical equipment, medication, medical treatment, accessible physical and mental health services, and transportation to obtain services, employment training, employment opportunities, and rehabilitation and occupational therapy programs.

The Department of Housing provides housing adapted to the disabled's needs, ensuring that units are located near health and transportation centers.

More information

Children who are victims of child abuse and neglect

The Department of Health and the Division of Rehabilitation Services provides medical and rehabilitation services through the Department's seven pediatric centers.

The Department of Education provides specialized services to meet the needs of abused children. Such services include social orientation, tutoring, orientation and counseling to the child and family, and referral to the Department of Health in the case of conditions identified by teaching staff.

Persons with addiction to drugs and alcohol

Most services aimed at this population are provided by **not-for-profit** organizations and the Administration of Mental Health and Other Drug Abuse Services. Services include rehabilitation, temporary shelter, food services, personal cleanliness, emotional therapy, orientation and counseling, and prevention talks. Some facilities are specifically designed for women.

The Puerto Rico Department of the Family has enacted and implemented a protocol for pre-discharge planning and services to youth in foster care, including areas of intervention, service activities, norms and procedures, staff responsible, assessment, and planning forms. The intervention areas include education, employment, daily living skills, physical and mental health, legal, social, and housing aspects. Services are carried out by the social work staff of the Independent Living Division of the Administration for Families and Children with youth 16 to 21 years of age scheduled for discharge from the foster care system and directed to their socio-economic independence and emancipation. For youth able to live independently, rental housing alternatives are identified and coordinated, including stipends for a designated period. For handicapped youth requiring additional services, assisted housing is coordinated with mentoring services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The state will be providing several activities to address the needs of persons who are not homeless but have other special needs. These activities include support to HOPWA as well as support to the programs mentioned above. Through HOPWA the State will provide housing assistance and supportive services to the HIV population by sponsoring the following activities: Housing Assistance Services (Temporary housing, transitional housing with supportive services, and permanent housing, and emergency financial assistance); and Support Services (Daycare, nutrition, health, and mental, and case management). These supportive services will be provided to clients who do not have health insurance plans to cover such expenses. CDBG public service activities will also complement such efforts. Following the State Housing Plan's proposed actions, the state will provide secure permanent housing for special needs populations. Incentives in the form of modifications to the method of distribution criteria to several federal programs (Unified NOFA) will increase the number of projects directed towards these populations. The one-year goals for the homeless provide supportive services and homeless prevention to the special need's population. See Section AP-25 for one-year goals.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The main policy barriers include construction taxes, the permitting process, land use regulations, environmental regulations and offsite requirements impose by public utilities.

- Lack of inconsistent treatment and application of construction fees and taxes by municipalities increase tax costs and transactional costs, which cause budget short falls and increase the cost of housing and financial uncertainties. Municipalities should have a maximum tax load on housing projects and should apply their taxing power consistently across the Island to reduce transactional costs and budget uncertainties.
- Costly and unreasonable offsite requirements by public utility companies, which exceed need of the project. These have the impact of increasing the cost of development by delaying project planning, its approval and increasing the infrastructure cost per unit. Developers are of the opinion that utilities use their permitting power to solve infrastructure deficiencies, a practice that passes the cost of deferred maintenance and investment of existing infrastructure to new developments that disproportionately increases the cost of new construction housing.
- Although the Government of Puerto Rico has improved the permitting process, it is yet considered by the industry as an inefficient and ineffective system, when compared to other jurisdictions. The industry mentions as the main issues affecting the, simplicity agility and efficiency of the permitting process is the lack of technical capacity, transparency and the mechanisms use by OGPe and other public servants intervening in the permitting process. They are of the opinion the Puerto Rico's Certification Law has not been adequately implemented. This law passes the responsibility to certify building codes compliance to license professionals.
- The government of Puerto Rico has not reviewed the law to regulated detached housing developments. The law allowing neighborhoods to establish controlled access mechanisms has not been reviewed since its inception in 1987. The industry understands that the current law is obsolete and represents a barrier to the proper and effective planning of detach housing developments. This can be the basis for disputes or controversies with municipalities and agencies in the process of planning and developing new construction housing projects.
- The existence of overlapping environmental, infrastructure and planning laws and regulations, at the local level, some of which duplicate current federal regulations increase the predevelopment costs. The industry recommends evaluating and reviewing these regulations to identify necessary and relevant rules and procedures.
- Other planning and permitting instruments or regulations that merit being carefully reevaluated and reviewed are the Land Use Plan and the Joint Permit Regulation of Law 161 of 2009, as amended. According to developers, the first restricts potential developments in much of the available territory and establishes inflexible mechanisms that do not allow harmonizing development with the protection of the environment and resources. The Joint Regulations remain in a judicial controversy and it is expected that a review will be carried out.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

This section describes the local economy's structure by analyzing the contribution to jobs and income by economic sector. The 2019-2023 ACS reported a civilian labor force of 1,266,487, of which 1,113,397 were employed, for a civilian employment-to-population ratio of 34.2%. The unemployment rate for the civilian labor force between the ages of 16-24 was 30.7% in the 2019-2023 period.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	14,956	0	1	0	-1
Arts, Entertainment, Accommodations	106,310	0	10	0	-10
Construction	70,695	0	6	0	-6
Education and Health Care Services	240,689	0	22	0	-22
Finance, Insurance, and Real Estate	62,395	0	6	0	-6
Information	17,890	0	2	0	-2
Manufacturing	100,582	0	9	0	-9
Other Services	67,680	0	6	0	-6
Professional, Scientific, Management Services	121,743	0	11	0	-11
Public Administration	89,185	0	8	0	-8
Retail Trade	147,231	0	13	0	-13
Transportation and Warehousing	43,097	0	4	0	-4
Wholesale Trade	30,944	0	3	0	-3
Total	1,113,397	0	--	--	--

Table 43- Business Activity

Data Source Comments: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs). 2016-2020 ACS (Workers). Jobs data from the Longitudinal Household Employer Dynamics (LODES) was discontinued for Puerto Rico.

Labor Force

Total Population in the Civilian Labor Force	1,266,487
Civilian Employed Population 16 years and over	1,113,397
Unemployment Rate	12.10
Unemployment Rate for Ages 16-24	30.90
Unemployment Rate for Ages 25-65	9.90

Table 44 - Labor Force

Alternate Data Source Name:
U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	366,734
Farming, fisheries and forestry occupations	9,352
Service	227,322
Sales and office	279,415
Construction, extraction, maintenance and repair	96,459
Production, transportation and material moving	134,115

Table 45 – Occupations by Sector

Alternate Data Source Name:
U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	586,025	57%
30-59 Minutes	323,688	32%
60 or More Minutes	115,130	11%
Total	1,024,843	100%

Table 46 - Travel Time

Alternate Data Source Name:
U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	56,543	21	126,774
High school graduate (includes equivalency)	218,238	0	203,139
Some college or Associate's degree	273,568	0	150,807
Bachelor's degree or higher	407,528	0	121,758

Table 47 - Educational Attainment by Employment Status

Alternate Data Source Name:

U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4,798	11,723	19,406	74,956	195,764
9th to 12th grade, no diploma	17,125	15,002	21,886	55,422	78,303
High school graduate, GED, or alternative	80,762	111,379	104,063	242,079	212,651
Some college, no degree	138,131	70,760	49,783	106,629	57,793
Associate's degree	25,686	64,167	57,653	110,786	49,206
Bachelor's degree	30,990	119,586	93,618	185,581	101,139
Graduate or professional degree	1,393	34,354	41,775	81,059	45,541

Table 48 - Educational Attainment by Age

Alternate Data Source Name:

U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	12,760
High school graduate (includes equivalency)	17,033
Some college or Associate's degree	20,061
Bachelor's degree	28,988
Graduate or professional degree	41,197

Table 49 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

U.S. Census Bureau, 2019-2023 ACS

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within the state?

The largest sectors of employment in Puerto Rico are educational and health care services, retail trade, and professional, scientific, and management services. These sectors account for 45.7% of the employment in the island.

Describe the workforce and infrastructure needs of business in the state.

Puerto Rico's labor force has been increasing steadily since 2018, as has its labor force participation rate (44.5% in 2024). After a fall in the aftermath of hurricane Maria, a combination of the arrival of reconstruction funds and pandemic aid (which led to a large formalization of informal labor) has led Puerto Rico to also have a historically low unemployment rate of just 5.6% in 2024. This is still the second highest unemployment rate of any state, but below the 1990-2013 average of 13.4%. Despite this progress, Puerto Rico's labor force participation rate is amongst the lowest in the world.

The Puerto Rico Department of Economic Development and Commerce established in its WIOA Unified State Plan 2024 the economic sectors with the most demand on the island through 2031. These include home health and personal care aids, cooks, software developers, fast food and counter workers, general and operations managers, waiters, and nurses.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The principal industrial sectors with the highest share of GDP output for FY 2023 were Manufacturing (45.6%), Real Estate and Retail (16.1%), Retail Trade (6.5%), Government (4.7%), and Health Care and Social Services (4.4%). These five sectors make up 77% of Puerto Rico's economic output in FY2023.

When comparing major GDP sectors between 2023 and 2019, the largest percentage increases were in Arts, Entertainment and Recreation (93.8%), Information (57.2%), and Professional, Scientific, and Technical Services (51.2%). The largest dollar increase in this period was in manufacturing (\$3.6 billion) followed by Real Estate and Rental (\$1.9 billion). During this same period, Management of Companies and Enterprises (-7%), Finance and Insurance (-4.9%) and Government (-5.3%) all experienced decreases in their economic output.

In 2023, the major occupation categories with the largest gains in employment compared to 2019 were Arts, Design, Entertainment, Sports, and Media operations, Business and Financial Operations, and Construction and Extraction operations. The largest decreases in employment were for Educational Instruction and Library occupations, Personal Care and Service operations, and Architecture and Engineering occupations.

For the period between 2019 and 2023, according to BLS data the top increases in employment per occupation were in Elementary School Teachers Except Special Education (4,130), Accountants and Auditors (3,730), Registered Nurses (3,350), Janitors and Cleaners except Maids and Housekeeping Cleaners (3,270), and Customer Service Representatives (3,170).

The construction industry in Puerto Rico has experienced an increase in economic activity following hurricane Maria, which led to billions in reconstruction funds and the necessity of large infrastructure projects, and the pandemic, which led to increased demand for housing on the island, particularly at higher income levels. There are currently \$2.9 billion in R3 (Home repair, reconstruction, or relocation program) funds available, which should lead to elevated levels of construction activity for the next few years.

Employment in the construction industry has grown by 43% since 2020 and is at its highest level since 2009. Construction is expected to be a major source of economic growth and development in Puerto Rico. Demand for employment in construction will likely keep increasing as long as federal funds are disbursed.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

According to US Census Bureau estimates for 2023, there are around 2.4 million individuals over the age of 25 in Puerto Rico, of which 46% are men and 54% are women. In this population, 47% have a high school degree or less, while the remaining 53% have at a minimum some college studies. 22% of men in this age group have achieved less than a high school degree, compared to 17% of women. Among women, 33% have bachelor's degree or higher, while this total is just 24% for men.

By educational level, unemployment is concentrated among those with a post-secondary/technical/vocational preparation, while those with a bachelor's degree and higher have lower unemployment. There is a clear correlation between educational attainment and employment.

It is undeniable that the Puerto Rico labor market faces many difficulties caused by internal and external factors. Low participation rate and high unemployment prove that labor supply and demand do not match adequately. The government of Puerto Rico has important strategic initiatives, including an aerospace cluster, science, technology clusters, international insurance center, international financial center, Ponce's Port of the Americas, and Act 20 for service exports. Such initiatives will demand jobs in

specific industries and occupations in the next years. These new jobs will require different educational requirements and skills.

According to the Puerto Rico Labor Department 10-year forecast for 2032, there is an expected increase in employment of 28,792 (18.7%). Out of the 49,85 new jobs that are forecast to be needed in 2032, 32.4% will require no formal education, 48.1% will require a high school diploma or equivalent, and 19.4% will require a bachelor's degree or higher.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

The Workforce Program under the Puerto Rico Department of Economic Development and Commerce administers the funds of the Workforce Innovation and Opportunity Act (WIOA). The core partners of this program are the Department of Labor and Human Resources, Vocational Rehabilitation Administration, and the Department of Education. These agencies together have developed the following initiatives for the period of 2020-23, which are:

1. Increase the utilization of Registered Apprenticeship programs as viable talent development opportunities.
2. Increase connections with employers and Vocational Rehabilitation agencies to provide support and employment for youth and adults with disabilities.
3. Partner with K-12 education, higher education, career, and technical education, and adult education to provide consistent rules and eliminate barriers to implementing training programs around the State.
4. Develop an image-building outreach campaign that educates citizens about the services and the career development opportunities available in the State.
5. Develop an integrated data system that will enable sharing information between partner agencies to more efficiently serve both employers and job seekers.
6. Promote training that leads to industry-recognized credentials and certification.
7. Improve the reach of the English language literacy activities throughout the population of job seekers in need of English language skills.
8. Improve coordination with programs that combine education, job training and preparation, counseling, and supportive services to benefit out-school youth.
9. Increase access to education for those that have barriers.
10. Integration of agricultural workforce development programs.
11. The AEP will initiate a pilot project with the (I-BEST) strategy, a model that boosts students' literacy and work and college readiness skills, so students earn credentials, get living-wage jobs, and put their talents to work.
12. Design of contextualized Instruction, including the STREAM approach.
13. The DEPR-AEP will foster the development and implementation of technology applications, translation technology, and distance education, including professional development, to support instructional technology use.

Describe any other state efforts to support economic growth.

The Department of Economic Development and Commerce (DEDC) is the umbrella entity for critical economic development agencies in Puerto Rico. Created in 1994, the DEDC is at the leading edge of Governor's policy of taking the most out of Puerto Rico's fiscal autonomy as a tool for promoting local and foreign investment. This vision allows for the creation of thousands of jobs in manufacturing, aerospace, telecommunications and information technology, engineering services, scientific research, and others.

To achieve these strategic goals, the DEDC is working on initiatives that:

- Create a new tax and economic incentives for high technology industries and start-ups and locally owned businesses.
- Improve Puerto Rico's regulatory and structural framework to enhance its competitiveness as a destination for investment and the production of high-value goods and services.
- Establish regional centers, or "poles," of economic activity throughout the island; and
- Grow critical sectors, including manufacturing, tourism, commerce and exportation, film and visual arts, banking, and insurance.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The following municipalities show a concentrated percentage of households with one or more housing problems: Toa Alta (34.8%), San Juan (33.8%), Carolina (33.4%), Rio Grande (33.1%), Santa Isabel (32.7%), Arroyo (31.1%), and Gurabo (30.9%).

These were identified based on the following criteria: municipalities having a percentage of housing with one or more housing problems 15% above the Commonwealth's average (26.5%), as per the CHAS data for Puerto Rico.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The CHAS identified a small number of non-Hispanic minorities. In Puerto Rico, most of the population is considered Hispanic, so the representation of other ethnic groups is considerably lower in comparison. The municipalities with the highest percentage of non-Hispanic population are Culebra (8.7%), Rincón (4.7%), Vieques (4.2%), and Aguada (4.1%).

According to the ACS 2023 five-year estimates, Puerto Rico's population is 35.2% white alone, with the figure for non-entitlement municipalities being 37%. An additional 7.3% of the population is black alone while in non-entitlement municipalities it is 7.4% black alone. 30% of Puerto Rico's population defined themselves as multi-racial (two or more races) while the total for non-entitlement municipalities was 29.8%. Puerto Rico's citizens identify as Hispanic, with the total being 98.8% for the island as a whole and 98.9% in non-entitlement municipalities. In the appendix section there's a more detailed analysis on this section.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of these municipalities are diverse. Typically, minorities concentrate in communities having below-average housing values and above-average substandard housing conditions.

Are there any community assets in these areas/neighborhoods?

Community Amenities/ Environmental and Recreational Assets

Parks, court, and outdoor sports facilities are the most abundant outdoor recreational facilities, according to the Statewide Comprehensive Recreation Plan (SCORP) for Puerto Rico 2020-2025 (Puerto Rico National Parks Company, 2020). However, there are many issues facing these facilities. In Puerto Rico, public parks are administered by Commonwealth agencies and municipalities.

According to the SCORP, most of these parks are sports related, with basketball courts (707), followed by softball/baseball fields (312) being the most common. However, significant challenges have been identified, including fear of crime, poor access, a lack of opportunities for different segments of the population, and a lack of government coordination. Changes in demographics, such as an increase in the older population segments, may require modifying these public spaces to address the population's recreation needs and preferences. In fact, the SCORP identified the need to adapt many of the facilities as these were developed before the enactment of the American with Disabilities Act (ADA).

Many facilities that were affected by Hurricane Maria have yet to be repaired, according to the SCORP. The same plan also states that the Puerto Rico Department of Natural and Environmental Resources, the Commonwealth agency in charge of these parks, has a limited fiscal capacity, and even with federal reconstruction funds, which have been slow to be disbursed, it is difficult to improve and expand existing infrastructure.

Besides the condition of the parks, proper access is a concern for many communities. Parks are not distributed evenly through Puerto Rico, concentrating in the San Juan Metropolitan Area. As a result, other municipalities through Puerto Rico, especially the non-entitled, have fewer available parks and public places, as shown in the following map.

Map: Distribution of parks in Puerto Rico and non-entitled municipalities are in the Appendix section.

In Puerto Rico it is required that every new residential development provides community amenities such as outdoor recreational and cultural facilities, according to Chapter 17 of the Joint Permit Regulation (JPR), Regulation No. 31 of 2010. However, for the purpose of increasing the offer of affordable housing in urban areas by reducing construction costs, the Puerto Rico Planning Board exempts developers from providing neighborhood facilities although they are required to leave an area for a park properly graded and leveled (JPR, Section 18.2.6).

Are there other strategic opportunities in any of these areas?

Certain municipalities having a large concentration of households with housing problems are benefiting from local economic development initiatives. These communities may experience a greater need for housing for low and moderate-income workers. The following table summarizes the relation of each community with the Commonwealth's Economic Development Plan. In the appendix section there's a more detailed analysis on this section.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to ACS data, there were 1,239,243 households in Puerto Rico during the 2019-2023 period. Of this total, 77.6% of households have some type of internet access. Notably, 38.9% of households with income less than \$10,000 do not have Internet access. There is a positive correlation between household income and internet access, culminating in 94.9% of households with a yearly income of \$75,000 or more having internet access. Compared to 2018, there has been a marked increase in the percentage of households with Internet access, mostly because of the COVID-19 pandemic. Further natural phenomena such as earthquakes and hurricanes have led to remote school being a more common occurrence, further driving the increase in internet access.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Promoting access to broadband internet is one of the critical challenges of modern Puerto Rico. In Puerto Rico, the number of broadband service providers has increased in recent years, although the dominance of the leading companies in the market is latent, some of which are Claro, Liberty, T-Mobile, AT&T, among others. The inclusion of new service providers has a positive impact on the consumer, both in the supply and service provision. There are areas in Puerto Rico that are not yet covered, so the consumer is limited in the options they may have in broadband internet service. In Puerto Rico, Law 22 of 2017 has influenced new companies to enter the Island by granting tax incentives. Without a doubt, it is a crucial step to improve the broadband infrastructure on the Island.

Detailed table of Internet subscription 2023 is in the Appendix area.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Puerto Rico is exposed to multiple natural hazards. Climatic hazards include tropical cyclones and storms that often cause floods, coastal erosion, storm surge, and rainfall-induced landslides. Extreme heat events and droughts are also climatic hazards that affect Puerto Rico. Geologic hazards include landslides, coastal erosion, earthquakes (including earthquake's induced landslides, liquefaction, and amplification of seismic waves), and tsunamis.

The Puerto Rico State Natural Hazards Mitigation Plan (2021)[1] identifies that the more frequent hazard events that have required presidential disaster and emergency declarations in Puerto Rico are associated with flooding, tropical storms, and hurricanes, as well as landslides.

According to the most recent flood data, it is estimated that 1,186 km² (13%) of Puerto Rico is susceptible to coastal and riverine flooding (A, AE, AO and VE)[2]. The following map presents the number of low- and median-income (LMI) households per census tracks and the areas that are susceptible to riverine, coastal and storm surge flooding. There are 99,031 LMI households (20% of LMI households in Puerto Rico) [3] located in census tracks that contain areas susceptible to flooding.[4]

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households that are in hazardous areas may be disproportionately affected by the effects of climate change. For instance, many of the residents in flood prone areas cannot afford flood insurance to repair or replace their property when the next flooding event occurs.[1] As previously indicated, climate change could exacerbate current flooding conditions and areas that were not susceptible to flooding or were flooded in certain events could be permanently inundated by sea level rise.¹

It is estimated that in Puerto Rico there are 15,197 housing units occupied by low- and moderate-income households that are in areas that could be permanently inundated by a 3 ft sea level rise, which constitute 3% of these units.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan for Housing and Community Development that will guide the Commonwealth of Puerto Rico allocation of Community Development Block Grant, HOME, HTF, HOPWA and ESG programs for the 2025-2029 planning period.

The Consolidated Plan addresses the community needs of the State Jurisdiction in the context of the goals and objectives of Title I of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, as amended.

The Commonwealth's goals for the five-year planning period focus on priority needs. The available resources have been targeted to address the needs of the local communities relevant to the CDBG, HOME, HTF, HOPWA and ESG programs and achieve their goals of the 2025-2029 Consolidated Plan.

This complex set of goals can be summarized into three main areas and related activities:

Provide Decent Housing

- Provide street outreach, supportive services and emergency shelter
- Provide homeless prevention and rapid rehousing assistance
- Provide housing assistance and supportive services to HIV population
- Support homeownership by providing down payment and closing cost assistance
- Address the need of substandard housing by supporting rehabilitation of rental housing
- Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects
- Increase the supply of affordable housing by supporting through the participation of CHDO
- Promote the development of special needs projects, which are those that provide supportive services

Create a Suitable Living Environment

- Improve the quality of special needs populations, particularly the elderly, by supporting homecare services.
- Provide support services for youth, battered spouses, and employment counseling.
- Improve safety and livability of neighborhoods by investing in public facilities, infrastructure and urban renewal.
- Set-aside funds for emergency relief.

Expand Economic Opportunity

- Promote the development of microenterprises
- Invest in public facilities that support business development
- Create and retain jobs to low- and moderate-income persons.

The Commonwealth of Puerto Rico provides the following assurances to HUD regarding the activities that will be conducted to accomplish these goals:

- Puerto Rico agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.
- Puerto Rico will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.
- Puerto Rico shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

SP-10 Geographic Priorities – 91.315(a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	CDBG- Non-entitlement communities
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
2	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	Area Name:	Statewide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
Identify the neighborhood boundaries for this target area.		
Include specific housing and commercial characteristics of this target area.		
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?		
Identify the needs in this target area.		

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Go to Appendix section for details.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Provide Decent Housing (C) Provide Decent Housing (D) Provide Decent Housing (E) Provide Decent Housing (F)
	Description	<ol style="list-style-type: none"> 1. Support homeownership by providing down payment and closing cost assistance 2. Address the need of substandard housing by supporting rehabilitation of rental housing 3. Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects 4. Increase the supply of affordable housing by supporting through the participation of CHDO 5. Promote the development of special needs projects, which are those that provide supportive services 6. Provide assistance to individual households to help them afford the housing costs of market rate units.
	Basis for Relative Priority	Puerto Rico State Housing Plan, Community Participation, Consultations, needs assessment results and Program Performance.
2	Priority Need Name	Non-housing Community Development- Public Faciliti

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	CDBG- Non-entitlement communities
	Associated Goals	Create suitable living environments (B)
	Description	Public facilities such as community centers, recreational facilities, parking lots, parks and facilities for special needs populations.
	Basis for Relative Priority	Public facilities to enhance and facilitate community life are constantly requested by municipalities. Such facilities bring new opportunities to low income families and help create vibrant communities.
3	Priority Need Name	Non-housing Community Development- Public Improvem
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	CDBG- Non-entitlement communities Statewide
	Associated Goals	Create suitable living environments Create suitable living environments (B)
	Description	Flood and drainage facilities, sidewalks, street improvements, water/sewer improvements.

	Basis for Relative Priority	Improvement of municipal infrastructure is constantly requested by local communities. These needs are highly important for low income communities due to the aging of Puerto Rico's core infrastructure. The planning process within the Island has rendered scatter developments with poor infrastructure for basic needs.
4	Priority Need Name	Non-housing Community Development- Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	CDBG- Non-entitlement communities Statewide
	Associated Goals	
	Description	Public services for homecare assistance (elderly persons), youth services, counseling, crime prevention and educational programs, health services, among others.
	Basis for Relative Priority	Puerto Rico has a high level of social needs due to poverty conditions. Over 40% of the population falls below the poverty line, labor force participation is low and several families depend on the Supplemental Nutrition Assistance Program. Based on a web survey conducted, over 29 municipalities demand public services for homecare assistance.
5	Priority Need Name	Non-housing Community Development-Econ Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle

	Geographic Areas Affected	CDBG- Non-entitlement communities Statewide
	Associated Goals	Expand Economic opportunities
	Description	The economic conditions of the Island have placed job creation and the development of new economic opportunities as the top priorities of the government. The strategy is focused on local SMEs facing limited funding for the initial working capital or the infrastructure required for startups and small businesses.
	Basis for Relative Priority	Public facilities for commercial use, microenterprise assistance, and special economic development projects combining the efforts and resources of municipal enterprises.
6	Priority Need Name	Chronic Homeless
	Priority Level	High
	Population	Chronic Homelessness Mentally Ill Chronic Substance Abuse Victims of Domestic Violence
	Geographic Areas Affected	Statewide
	Associated Goals	Provide Decent Housing
	Description	The PRDF will address homeless persons needs identified as part of the analysis by focusing its efforts in outreach and emergency shelter and transitional housing.
	Basis for Relative Priority	Puerto Rico State Housing Plan, Mandatory Consultations with CoC organizations, needs assessment results and Program Performance.
7	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low

	Geographic Areas Affected	Statewide
	Associated Goals	Provide Decent Housing (B)
	Description	The PRDF will address the needs of this population by providing prevention and rapid rehousing services.
	Basis for Relative Priority	Puerto Rico State Housing Plan, Mandatory Consultations with CoC organizations, needs assessment results and Program Performance.
8	Priority Need Name	Create and preserve affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Statewide
	Associated Goals	
	Description	Address de need of substandard housing by the construction and rehabilitation of rental housing.
	Basis for Relative Priority	Puerto Rico State Housing Plan, Community Participation, Consultations, needs assessment results and Program Performance.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction

For the PY 2025, HUD allocated to the PR-State a total of \$41,773,547.11 among all CPD Programs. Specifically, the allocation by programs is: \$21,778,490 for the CDBG Program activities; \$13,324,447.76 for the HOME Program activities, \$2,540,951 for the HOPWA Program activities, \$3,431,197 for the ESG Program activities and \$688,461.35 for the Housing Trust Fund activities.

All funds will be allocated to address the affordable housing needs of the low- and moderate-income persons and special needs population, the public services need of the special needs population, the homeless housing and supportive service's needs, the non-housing community development needs, the prevention of homelessness actions of families and/or individuals, the low income economic development needs among other eligible service activities within the Puerto Rico State jurisdiction.

In addition to the 2025 resources the State estimates that it will have available the following resources Based on IDIS PR01:

- CDBG Previous Year Resources (PR01, available to commit)- \$28,190,369.66 (as of 5/28/2025)
- HOME Previous Years EN Resources (Available to commit)- \$54,834,717 (as of 3/31/2025)
- HOPWA Previous Years – \$3,536,959.68
- ESG Previous years (PR01, available to commit) - \$417,268.00
- HTF Previous Years- \$1,287,270 (as of 3/31/2025)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	21,788,490	77,988	28,190,370	50,056,848	87,153,960	Funding will be used for housing, community, and economic development activities, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico. In addition to the allocation from HUD, the Department estimates that it will have \$77,988.17 in program income funds available for use by municipalities that generated such income for eligible CDBG activities, in accordance with the Department's CDBG PI policy.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	13,324,447	0	54,834,717	68,159,164	53,297,791	Funds will be allocated to provide incentives for meeting developing and supporting affordable rental and homeownership housing units. This will be achieved through new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities for rent and sale projects (if needed). Also, funds will be used for acquisition of housing by homebuyers (if needed).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,540,951	0	3,536,960	6,077,911	10,163,804	Funds will be distributed among municipalities and nonprofit organizations for the provision of housing assistance and supportive services for low-income persons living with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,431,197	0	417,268	3,848,465	13,724,788	Funds will be used primarily for, Outreach, Emergency, Shelter activities, and secondly to Homelessness Prevention, Rapid Re-housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	688,461	0	1,287,270	1,975,731	2,753,845	The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Public Improvements Public Services Rental Assistance	2,480,000,000	0	0	2,480,000,000	5,746,800,000	The CDBG-DR Action Plan includes further analysis of damage estimates and contains the strategy to address these needs with the first allocation of \$1.5 billion authorized by Pub. L. 115-56 and announced through 83 FR 5844; the second allocation of \$8.2 billion authorized by Pub. L. 115-123 and announced through 83 FR 40314; and the latest unmet infrastructure needs allocation of \$277 million authorized under Pub. L. 116-20 and announced in 85 FR 4681.

Other	public - federal							Public Law 115-123 made available \$28 billion in Community Development Block Grant - Disaster Recovery (CDBG-DR) funds and directed HUD to allocate no less than \$12 billion for mitigation activities proportional to the amounts that grantees received for qualifying disasters in 2015, 2016, and 2017. That amount was increased to \$15.9 billion after HUD completed an assessment of unmet needs and awarded funding to a total of eighteen (18) grantees through a newly created Community Development Block Grant - Mitigation (CDBG-MIT) Program. Out of all these funds, HUD allocated approximately \$8.2 billion in CDBG-MIT funds to Puerto Rico. The rules for administering these funds are founded in the regulatory framework of HUD's Community
	Acquisition Admin and Planning Homeowner rehab Housing Public Improvements	289,800,000	0	0	289,800,000	7,932,700,000		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								Development Block Grant (CDBG) program and further consider the alternative requirements, waivers, and special grant conditions released in 84 FR 45838 and 85 FR 4676. The CDBG-MIT Action Plan contains further analysis of unmet mitigation needs and PRDOH's strategy to address them.

Table 53 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For full explanation go to appendix section.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

The Puerto Rico Housing Finance owns multiple properties statewide. The abandoned properties are often perceived as a problem, but the State understands that they are an opportunity for redevelopment. The State will implement a strategy to restore the abandoned properties to

productive use. This will require a commitment from different governmental agencies its residents and its neighborhood organizations. The State is committed and will articulate a long-term vision for the community and lay out the strategies to achieve that vision.

Non-entitlement municipalities occasionally donate land or property in support of activities designed to address the needs identified in the plan as part of their contribution to locally administered programs.

Discussion

SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PR Department of Housing	Government	Economic Development Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	State
PR Department of Family	Government	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	State
Puerto Rico Department of Health	Government	Homelessness public services	State
MUNICIPIO DE SAN JUAN	Government	Homelessness Non-homeless special needs public services	State
PUERTO RICO HOUSING FINANCE AUTHORITY	Government	Ownership Public Housing Rental	State

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The PRDOH is the lead agency appointed by the Governor of the Commonwealth of Puerto Rico. Its responsibilities associated with the Consolidated Plan are coordinated by the agency. The main component of the institutional structure consists of the PRDOH, the Puerto Rico Department of the Family, which administers the Emergency Solutions Grant Program (ESG); the Puerto Rico Department of Health, which administers the Housing Opportunities for Persons with AIDS Program (HOPWA) in

conjunction with the Municipality of San Juan; and the Puerto Rico Housing Finance Authority, which administers the HOME Investment Partnerships Program (HOME).

Other institutions are also important stakeholders in executing State policies for housing, urban, and economic development. These include: COR3, Puerto Rico Public Housing Authority, the Puerto Rico Planning Board, the Puerto Rico Regulations and Permits Administration, the Puerto Rico Department of Labor and Human Resources, and the Puerto Rico Government Development Bank.

Mayors' Association

Mayors' Federation

the Community Based Organizations

In addition, private and non-private institutions play a vital role in addressing housing and community development needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training		X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X

Supportive Services			
Transportation	X	X	X
Other			
	X	X	X

Table 55 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

Services oriented to homeless and special populations cover a wide spectrum of options. The majority of the Homelessness Prevention Services, Street Outreach Services and Supportive Services, except for law enforcement, are available in the community. These are offered by different types of entities including local governments, community-based organizations, faith-based organizations, and other types of nonprofit organizations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The majority of these services are available and targeted to the homeless populations, while in the case of persons living with HIV Aids there are certain gaps including mobile clinics and complementary services such as childcare and education.

Several studies, however, have pointed out to capacity building as one of the priorities to strength our organizations and local governments. Furthermore, in an environment of limited fiscal resources, training and capacity building activities become a key instrument to maximize and make more efficient the use of available resources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The institutional structure and delivery system for housing and community development programs, involves three state agencies. The PRDOH is the lead agency appointed by the Governor of the Commonwealth of Puerto Rico. Responsibilities associated with the Consolidated Plan are coordinated by this agency. The main component of the institutional structure consists of the PRDOH, the Puerto Rico Department of the Family, which administers the Emergency Solutions Grant Program (ESG); the Puerto Rico Department of Health, which administers the Housing Opportunities for Persons with AIDS Program (HOPWA) in conjunction with the Municipality of San Juan; and the Puerto Rico Housing Finance Authority, which administers the HOME Investment Partnerships Program (HOME). Other institutions are also important stakeholders in planning and executing State policies for housing,

urban, and economic development. These include: COR3, Puerto Rico Public Housing Authority, the Puerto Rico Planning Board, the Puerto Rico Regulations and Permits Administration, the Puerto Rico Department of Labor and Human Resources, and the Puerto Rico Government Development Bank. Mayors' Association Mayors' Federation the Community Based Organizations In addition, private and non-private institutions play a vital role in addressing housing and community development needs.

The magnitude of the needs that Puerto Rico has been facing in the past years is greater and require multi-sectorial approaches. To overcoming gaps in the structure and delivery system, the State has implemented various measures, including education efforts for potential private sector and nonprofit partners, agreements for specific initiatives and projects, and the provision of technical assistance in specific programs. In addition, the agencies that make up the Interagency Consolidated Planning Committee are part of other working groups through which services and activities are coordinated to have a greater impact on the populations' need.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Housing	2025	2029	Homeless	Statewide	Chronic Homeless	ESG: \$14,188,460	Homeless Person Overnight Shelter: 12500 Persons Assisted
2	Provide Decent Housing (B)	2025	2029	Homeless	Statewide	Homelessness Prevention	ESG: \$2,967,525	Tenant-based rental assistance / Rapid Rehousing: 8640 Households Assisted
3	Provide Decent Housing (C)	2025	2029	Affordable Housing Non-Homeless Special Needs	Statewide	Housing	HOPWA: \$12,939,585	HIV/AIDS Housing Operations: 1290 Household Housing Unit Other: 3175 Other
4	Create suitable living environments	2025	2029	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Improvem	CDBG: \$12,572,960	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2700 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create suitable living environments (B)	2025	2029	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Faciliti Non-housing Community Development- Public Improvem	CDBG: \$89,979,470	Other: 975000 Other
6	Provide Decent Housing (D)	2025	2029	Affordable Housing	CDBG- Non-entitlement communities	Housing	CDBG: \$10,283,335	Homeowner Housing Rehabilitated: 70 Household Housing Unit
7	Expand Economic opportunities	2025	2029	Economic development	CDBG- Non-entitlement communities	Non-housing Community Development-Econ Development	CDBG: \$607,695	Businesses assisted: 10 Businesses Assisted
8	Emergency relief	2025	2029	Non-Housing Community Development	CDBG- Non-entitlement communities		CDBG: \$1,500,000	Other: 1500 Other
9	Provide Decent Housing (E)	2025	2029	Affordable Housing	Statewide	Housing	HOME: \$59,960,015	Homeowner Housing Added: 230 Household Housing Unit
10	Provide Decent Housing (F)	2025	2029	Affordable Housing	Statewide	Housing	HTF: \$3,098,075	Other: 15 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent Housing
	Goal Description	Provide Decent Housing - Homeless & chronic homeless
2	Goal Name	Provide Decent Housing (B)
	Goal Description	ESG program: Provide homeless prevention and rapid rehousing assistance. 2000 each year
3	Goal Name	Provide Decent Housing (C)
	Goal Description	Provides housing assistance and supportive services to HIC population.
4	Goal Name	Create suitable living environments
	Goal Description	Social needs (public services)
5	Goal Name	Create suitable living environments (B)
	Goal Description	Community development (Infrastructure and public facilities) & Infrastructure for disaster recovery.
6	Goal Name	Provide Decent Housing (D)
	Goal Description	Rehabilitation of units.
7	Goal Name	Expand Economic opportunities
	Goal Description	Economic development.
8	Goal Name	Emergency relief
	Goal Description	Emergency relief
9	Goal Name	Provide Decent Housing (E)
	Goal Description	Homeowner assistance.

10	Goal Name	Provide Decent Housing (F)
	Goal Description	Rehabilitation and construction of rental housing. HTF Household Housing unit: 15

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

HOME Program:

Provide Decent Housing (F) - (265) Household Housing Unit (Low Income)

HTF Program:

Provide Decent Housing (G) - (15) Household Housing Unit (Low Income)

CDBG-DR: During the Strategic Planning Period, PRDOH will continue revitalizing downtown areas through the City Revitalization Program, providing assistance to homeowners to repair or rebuild their homes, and increasing homeownership rates through the Homebuyer Assistance Program. PRDOH will also continue to promote economic development opportunities by providing assistance to Small Businesses under the Small Business Financing Program.

CDBG-MIT: PRDOH will begin to install solar panels in households to promote energy efficiency and stability. Launched programs will begin long-term planning and risk mitigation activities.

For details on CDBG-DR goals: <https://cdbg-dr.pr.gov/en/action-plan/>

SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

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 achieve resident engagement and community leadership within the housing projects. Through the engagement of the residents, the PR-PHA and the Private Administrators Firm will be able to understand the residents views of their community, particularly the community needs and assets and how the residents view that socio-economic improvements can be achieved.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

The main policy barriers include construction taxes, the permitting process, land use regulations, environmental regulations and offsite requirements impose by public utilities.

- Lack of inconsistent treatment and application of construction fees and taxes by municipalities increase tax costs and transactional costs, which cause budget short falls and increase the cost of housing and financial uncertainties. Municipalities should have a maximum tax load on housing projects and should apply their taxing power consistently across the Island to reduce transactional costs and budget uncertainties.
- Costly and unreasonable offsite requirements by public utility companies, which exceed need of the project. These have the impact of increasing the cost of development by delaying project planning, its approval and increasing the infrastructure cost per unit. Developers are of the opinion that utilities use their permitting power to solve infrastructure deficiencies, a practice that passes the cost of deferred maintenance and investment of existing infrastructure to new developments that disproportionately increases the cost of new construction housing.
- Although the Government of Puerto Rico has improved the permitting process, it is yet considered by the industry as an inefficient and ineffective system, when compared to other jurisdictions. The industry mentions as the main issues affecting the, simplicity agility and efficiency of the permitting process is the lack of technical capacity, transparency and the mechanisms use by OGPe and other public servants intervening in the permitting process. They are of the opinion the Puerto Ricoâ€s Certification Law has not been adequately implemented. This law passes the responsibility to certify building codes compliance to license professionals.
- The government of Puerto Rico has not reviewed the law to regulated detached housing developments. The law allowing neighborhoods to establish controlled access mechanisms has not been reviewed since its inception in 1987. The industry understands that the current law is obsolete and represents a barrier to the proper and effective planning of detach housing developments. This can be the basis for disputes or controversies with municipalities and agencies in the process of planning and developing new construction housing projects.
- The existence of overlapping environmental, infrastructure and planning laws and regulations, at the local level, some of which duplicate current federal regulations increase the predevelopment costs. The industry recommends evaluating and reviewing these regulations to identify necessary and relevant rules and procedures.
- Other planning and permitting instruments or regulations that merit being carefully reevaluated and reviewed are the Land Use Plan and the Joint Permit Regulation of Law 161 of 2009, as amended. According to developers, the first restricts potential developments in much of the available territory and establishes inflexible mechanisms that do not allow harmonizing development with the protection of the environment and resources. The Joint Regulations remain in a judicial controversy and it is expected that a review will be carried out.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The strategies that are being adopted include:

1. LITHC 4% funds are being layered CDBG-DR funds to make financially viable the construction of rental housing for the elderly and the general population
2. The policy of the State is to prioritize the permitting of affordable housing being supported by CDBG-DR funds and other federal funds.

SP-60 Homelessness Strategy – 91.315(d)

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

The state will address the needs identified in the homelessness assessment by giving priority to: Outreach and Rapid Re-Housing Service Projects; Emergency Shelter without Barriers (population, age, hours); Prevention or Rapid Rehousing Project for the mental health population; Emergency Shelters in conjunction with Rapid Rehousing with services that promote personal and economic self-sufficiency; Rapid Rehousing Projects for women, families and youth; Outreach projects and shelters for chronic individuals and families, and shelters for women and the elderly.

Addressing the emergency and transitional housing needs of homeless persons

The strategies promoted in the jurisdiction are centered in the public policy established by Law Number 130, as amended. As is established in Article 4 of the Law, “the Government of the Commonwealth of Puerto Rico recognizes the need to foster, plan, and carry out services and facilities to attend the needs of these persons, to enable their participation in the Puerto Rican community and allow them to lead a productive and social life. Services must be offered in a multi-sectorial manner, promoting the vision of a continuum of care system that guarantees the uninterrupted offering of services and housing, sharing responsibilities for such an important matter among the various sectors”.

Guided by this concept of shared responsibility, it was established that Public Policy regarding homelessness would be based in the following principles:

1. Homeless persons are entitled to a dignified way of life and to full enjoyment of their human and civil rights, including the right to the responsible and free use and enjoyment of public space; and the right to housing.
2. Homeless persons must be acknowledged, supported, protected, and empowered in order to be able to assume individual, familial, and social duties and responsibilities; including the duty to care for themselves, the commitment to self-respect and personal development, and the commitment to contribute their talents to social solidarity and development.
3. Homeless persons should receive services that include, but are not limited to: emergency shelter; transitory and permanent housing; daytime shelter; detoxification and treatment for alcohol and other drug abuse; nourishment, nutrition, hygiene, clothes, and access to sanitary services and showers; primary and specialized physical and mental health services; legal support and representation; law enforcement and judicial protection; information and guidance regarding their civil rights; social assistance; education and training; job placement; opportunities for developing entrepreneurial abilities focused on producing the necessary income; family reunification; and other services.

Within that framework, goals and actions of the state are focused in reducing the number of families and individuals living on the street and place them in emergency shelters, transitional or permanent housing; improving the quality of emergency shelters for homeless families and individuals; providing assistance to operate these shelters; and provide support services to shelter's residents.

During the program year, funding for emergency shelters will come mainly from the State's ESG program. Funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations).

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 to end chronic homelessness in Puerto Rico includes the following strategies:

- Continued expansion of stakeholders involved in collaborative planning and service development within targeted areas with high prevalence of chronic homeless persons.
- Continued efforts to implement existing, and obtain new, commitments from Mayors to participate in planning processes to end chronic homelessness.
- Development and implementation of specific action steps with state and municipal governments that have established the elimination of chronic homelessness as a priority, outreach, such as supportive housing development, providing homeless family's public housing in municipalities that administer their own public housing projects, providing vouchers for permanent housing in those municipalities that administer voucher programs, coordinating supportive services to promote retention in permanent and supportive housing, including the development of mini-enterprises for homeless self-employment, etc.
- Implementation of specific action steps to improve access to services, reduce stigma and the criminalization of homelessness.
- Continued education and advocacy to increase the number of public and private funding sources for housing and supportive services for chronic homeless, emphasizing those with SA/MH conditions.
- Increased capacity building of municipal government representatives to partner with community-based organizations in the development, financing and delivery of services to chronic homeless.

- Continue with the implementation of the dedicated HMIS - currently under San Juan's Coalition and the Coalition of Coalitions - for uniform data collection to track populations served through the various systems to permit continuous monitoring of the number and quality of services provided, and outcomes in the homeless served.
- Collaborate with the entities that comprise the CoCs in order to strengthen homelessness data gathering processes, and the consistency of information provided by organizations.
- Continued identification and work with public and private housing developers to target homeless in the development of permanent supportive housing. The current strategies include primarily work with state and non-profit sectors so that more efforts will be directed to local governments and the for-profit stakeholders to improve housing accessibility and service infrastructures for the chronic homeless.
- Monitoring of the development of formal protocols and the implementation of discharge policies from all child welfare, correctional, health and SA/MH agencies and institutions, as a means of preventing chronic homelessness.
- Promote the expansion of the amount of permanent housing units for homeless persons.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The State is committed to provide the necessary assistance to quickly locate homeless individuals and families in permanent housing; and prevent individuals and families to become homeless. Based on that goal, will allocate funds for homeless prevention and rapid rehousing activities. NPOs and municipalities may use 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 may also be 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.

SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The PRDOH and PRHFA have a pro-active approach to reduce lead-based- paint hazards in residential projects across the Island to address LBP standards and increase access to housing without LBP hazards. All HOME and CDBG funded housing acquisition and rehabilitation, of pre-1978 units should meet the provisions established in Attachment 24-1 of HUD Manual 6509.2 REV. 6. See the table below *Lead-based Paint Compliance for Housing Acquisition and Rehabilitation*.

Resources at the HOME and CDBG program follow the above guidelines. Basic tasks include:

1. Professional assessment for deteriorated paint in units built before 1978
2. Initial and annual HQS inspections
3. Fostering community awareness (See <https://www.afv.pr.gov/wp-content/uploads/2018/04/Proteja-a-su-Familia-del-Plomo-en-su-Casa.pdf>)
4. Disclose information among residents of lead-based paint hazards (provision of pamphlet)
5. Stabilization, removal and disposal of dangerous material.
6. Notices when applicable
7. Promotion of safe work practices.

The State HOME Program contracts 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. Same procedures are done if CDBG homes are used for housing rehabilitation or homeownership programs.

How are the actions listed above integrated into housing policies and procedures?

Housing providers funded through HUD provide decent, safe, and sanitary housing to their residents. Part of this responsibility is to protect these residents, particularly children under age six, from the health risks of lead-based paint. Public Housing Authorities (PHAs) and landlords protect these families by complying with HUD's lead-based paint regulations.

With respect to the Housing Choice Voucher Program (HCVP), the Lead Safe Housing Rule (LSHR) applies only to units constructed prior to 1978 occupied (or intended to be occupied) by a child under age six, the common areas servicing those units and exterior painted surfaces associated with those units and common areas. The Lead Disclosure Rule (LDR) applies to disclosure of lead-based paint and lead-based paint hazards in most housing constructed prior to 1978 ("target housing") at sale or lease whether or not they are or will be occupied by a child, and whether it is federally assisted or not.

Target Housing is generally, housing constructed before 1978. Housing for the elderly, and housing for persons with disabilities, are not target housing, unless a child under 6 years old resides or is expected

to reside in that housing, in which case, the housing is target housing. All zero-bedroom dwellings are not target housing. In jurisdictions which banned the sale or use of lead-based paint before 1978, HUD may use an earlier date for determining target housing. Refer to Lead Compliance Toolkit, Housing Choice Voucher Program, HUD's Lead-Based Paint Regulations (24 CFR Part 35).

The lead agency and administrator for CDBG State Funds, published a memorandum with the policies and procedures that should be followed for purposes of addressing LBP hazards and increasing access to housing without LBP hazards. As well, the Environmental Specialist at the Department of Housing is in charge of overseeing compliance with these policies and procedures and also provide guidance to municipalities in its implementation. The PRDOH will continue to provide guidance on the lead based paint compliance requirements assuring that all the non-entitlement rehabilitation manuals filed in the agency, includes the actions the municipalities will take on this issue.

Lead-based Paint Compliance for Housing Acquisition	
Acquisition, Leasing, Support Services, or Operation	<ul style="list-style-type: none"> • Provision of pamphlet. • Visual assessment • Option of paint testing and notice to occupants of evaluation. • Paint stabilization. • Ongoing LBP maintenance
Lead-based Paint Compliance for Housing Rehabilitation	
For all Properties	<ul style="list-style-type: none"> • Provision of pamphlet. • Paint testing of surfaces to be disturbed, or presumed LBP. Notice to occupants of evaluation for paint testing or presumption. • Lead safe work practices during rehabilitation and lead hazard reduction.
Properties receiving less than or equal to \$15,000 per unit federal rehabilitation assistance	<ul style="list-style-type: none"> • Safe work practices during rehabilitation.
Properties receiving more than \$3,001 and up to \$15,000 per unit	<ul style="list-style-type: none"> • Repaired disturbed paint. • Clearance of the worksite. • Risk assessment. • Interim controls. • Notice to occupants of lead hazard reduction including clearance.
Properties receiving more than \$15,000 per unit	<ul style="list-style-type: none"> • Risk assessment. • Abatement of LBP. • Notice to occupants of lead hazard reduction including clearance.

Lead-based Paint Compliance for Housing

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Close to 41% of the population in Puerto Rico falls under the federal poverty line, thus, the Government of Puerto Rico has developed several strategies to alleviate poverty. There are certain state agencies with programs targeted to reduce poverty. Such programs combine a safety net through direct public assistance, public education, community-based efforts and economic development. Some of the policies target, educational gaps, sustainable community initiatives, community empowerment, and economic development.

For instance, the state manages the Community Services Block Grant [1] which program provides funds through a formula grant to alleviate the causes and conditions of poverty in communities. The grant is authorized by The Community Services Block Grant Act[2] to provide assistance to States[3] and local communities, working through a network of community action agencies and other neighborhood-based organizations, for the reduction of poverty, the revitalization of low-income communities, and the empowerment of low-income families and individuals in rural and urban areas to become fully self-sufficient. In the case of the Department of Family it is the public agency that presides over the Commission to reduce child poverty. The Commission recently developed a 10-year plan to reduce child poverty in 50% in 2032. The plan and its strategies were considered for the preparation of this plan. Detailed strategies can be found at: <https://www.comisionpobrezainfantil.pr.gov/>

In order to reduce the number of poverty-level families the PR-State Government will continue to coordinate the following efforts during the Program Year:

- Continue to create 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 transitioning to the job market;
- Continue to support the Universities and Technical College community in providing educational opportunities to low- and moderate-income students with the objective of improving their academic skills and achieved to be hire in the local and/or regional job market;
- Provide 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;
- Continue to support private investment in the development of affordable housing projects;
- Continue to provide Tenant Based Rent Assistance to HIV/AIDS individuals and family members;
- Continue to invest Section 8 funds in assisting eligible households in their rental needs;
- Promote 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;

- Support 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Families in poverty are the main recipients of CPD funds in Puerto Rico. Even though a portion of Community Development funds could be used to benefit population with higher incomes, the tradition within the Island has been to use CDBG funds essentially for low- and moderate-income populations. Moreover, activities and programs are designed so that communities can match the federal resources with their in own resources in order to create a greater involvement with their surroundings and livelihood.

The CDBG and HOME programs provide direct relief to low income families by providing affordable housing projects, such as housing rehabilitation, and rental assistance projects.

SP-80 Monitoring – 91.330

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

Monitoring is an integral management control technique and a Government Accountability Office (GAO) standard. It provides information about the State actions that is critical for making informed judgments about program effectiveness and management efficiency. It also helps in identifying instances of fraud, waste and abuse. It is the principal means by which the State:

- Ensure that programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations;
- Assists in improving the performance, developing, or increasing capacity, and augmenting the management and technical skills; and
- Stays abreast of the efficacy of CPD funded activities and technical areas within the communities served by the programs.

The State recognizes and fulfills the monitoring requirements of the five (5) grant programs included in the Consolidated Plan. Monitoring activities are conducted in accordance with OMB regulations, and the HUD regulations and guidance for each program contained in the CPD Monitoring Handbook and include the following:

- Explanation of grant contract requirement and deadlines for all grantees
- Field visits to monitor work in progress and completed projects
- Telephone or office conference assistance to grantees
- Detailed explanation of ways to improve grant administration
- Suspension of grant activities where warranted
- Importance of timeliness
- Monitoring of progress toward goals and objectives of Consolidated Plan

For details in each program go to Appendix section.

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

For the PY 2025, HUD allocated to the PR-State a total of \$41,773,547.11 among all CPD Programs. Specifically, the allocation by programs is: \$21,778,490 for the CDBG Program activities; \$13,324,447.76 for the HOME Program activities, \$2,540,951 for the HOPWA Program activities, \$3,431,197 for the ESG Program activities and \$688,461.35 for the Housing Trust Fund activities.

All funds will be allocated to address the affordable housing needs of the low- and moderate-income persons and special needs population, the public services need of the special needs population, the homeless housing and supportive service's needs, the non-housing community development needs, the prevention of homelessness actions of families and/or individuals, the low income economic development needs

among other eligible service activities within the Puerto Rico State jurisdiction.

In addition to the 2025 resources the State estimates that it will have available the following resources Based on IDIS PR01:

- CDBG Previous Year Resources (PR01, available to commit)- \$28,190,369.66 (as of 5/28/2025)
- HOME Previous Years EN Resources (Available to commit)- \$54,834,717 (as of 3/31/2025)
- HOPWA Previous Years – \$3,536,959.68
- ESG Previous years (PR01, available to commit) - \$417,268.00
- HTF Previous Years- \$1,287,270 (as of 3/31/2025)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services						Funding will be used for housing, community, and economic development activities, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico. In addition to the allocation from HUD, the Department estimates that it will have \$77,988.17 in program income funds available for use by municipalities that generated such income for eligible CDBG activities, in
			21,788,490.00	77,988.17	28,190,369.66	50,056,847.83	87,153,960.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								accordance with the Department's CDBG PI policy.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA						Funds will be allocated to provide incentives for meeting developing and supporting affordable rental and homeownership housing units. This will be achieved through new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities for rent and sale projects (if needed). Also, funds will be used for acquisition of housing by homebuyers (if needed).
			13,324,447.00	0.00	54,834,717.00	68,159,164.00	53,297,791.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,540,951.00	0.00	3,536,959.68	6,077,910.68	10,163,804.00	Funds will be distributed among municipalities and nonprofit organizations for the provision of housing assistance and supportive services for low-income persons living with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,431,197.00	0.00	417,268.00	3,848,465.00	13,724,788.00	Funds will be used primarily for, Outreach, Emergency, Shelter activities, and secondly to Homelessness Prevention, Rapid Re-housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	688,461.00	0.00	1,287,270.00	1,975,731.00	2,753,845.00	The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.

Other	public - federal	Acquisition Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Public Improvements Public Services Rental Assistance						The CDBG-DR Action Plan includes further analysis of damage estimates and contains the strategy to address these needs with the first allocation of \$1.5 billion authorized by Pub. L. 115-56 and announced through 83 FR 5844; the second allocation of \$8.2 billion authorized by Pub. L. 115-123 and announced through 83 FR 40314; and the latest unmet infrastructure needs allocation of \$277 million authorized
			2,480,000,000.00	0.00	0.00	2,480,000,000.00	5,746,800,000.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								under Pub. L. 116-20 and announced in 85 FR 4681.

Other	public - federal	Acquisition Admin and Planning Homeowner rehab Housing Public Improvements						Public Law 115-123 made available \$28 billion in Community Development Block Grant - Disaster Recovery (CDBG-DR) funds and directed HUD to allocate no less than \$12 billion for mitigation activities proportional to the amounts that grantees received for qualifying disasters in 2015, 2016, and 2017. That amount was increased to \$15.9 billion after HUD completed an assessment of
			289,800,000.00	0.00	0.00	289,800,000.00	7,932,700,000.00	

								unmet needs and awarded funding to a total of eighteen (18) grantees through a newly created Community Development Block Grant - Mitigation (CDBG-MIT) Program. Out of all these funds, HUD allocated approximately \$8.2 billion in CDBG-MIT funds to Puerto Rico. The rules for administering these funds are founded in the regulatory framework of HUD's Community Development Block Grant
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								(CDBG) program and further consider the alternative requirements, waivers, and special grant conditions released in 84 FR 45838 and 85 FR 4676. The CDBG-MIT Action Plan contains further analysis of unmet mitigation needs and PRDOHâ¿s strategy to address them.

Table 57 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For full explanation go to appendix section.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Puerto Rico Housing Finance owns multiple properties statewide. The abandoned properties are often perceived as a problem, but the State understands that they are an opportunity for redevelopment. The State will implement a strategy to restore the abandoned properties to productive use. This will require a commitment from different governmental agencies its residents and its neighborhood organizations. The State is committed and will articulate a long-term vision for the community and lay out the strategies to achieve that vision.

Non-entitlement municipalities occasionally donate land or property in support of activities designed to address the needs identified in the plan as part of their contribution to locally administered programs.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Housing	2025	2029	Homeless	Statewide	Chronic Homeless	ESG: \$2,837,692.00	Homeless Person Overnight Shelter: 2560 Persons Assisted
2	Provide Decent Housing (B)	2025	2029	Homeless	Statewide	Homelessness Prevention	ESG: \$593,505.00	Tenant-based rental assistance / Rapid Rehousing: 2000 Households Assisted
3	Provide Decent Housing (C)	2025	2029	Affordable Housing Non-Homeless Special Needs	Statewide	Housing	HOPWA: \$2,540,951.00	HIV/AIDS Housing Operations: 425 Household Housing Unit Other: 635 Other
4	Create suitable living environments	2025	2029	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Improvem Non-housing Community Development- Public Services	CDBG: \$2,514,592.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 540 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create suitable living environments (B)	2025	2029	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development-Public Facilities Non-housing Community Development-Public Improvement	CDBG: \$16,795,894.00	Other: 191400 Other
6	Provide Decent Housing (D)	2025	2029	Affordable Housing	CDBG- Non-entitlement communities	Housing	CDBG: \$2,056,667.00	Homeowner Housing Added: 14 Household Housing Unit
7	Expand Economic opportunities	2025	2029	Economic development	CDBG- Non-entitlement communities	Non-housing Community Development-Economic Development	CDBG: \$121,539.00	Businesses assisted: 2 Businesses Assisted
8	Emergency relief	2025	2029	Non-Housing Community Development	CDBG- Non-entitlement communities		CDBG: \$300,000.00	Other: 300 Other
9	Provide Decent Housing (E)	2025	2029	Affordable Housing	Statewide	Housing	HOME: \$11,992,003.00	Homeowner Housing Added: 35 Household Housing Unit
10	Provide Decent Housing (F)	2025	2029	Affordable Housing	Statewide	Housing	HTF: \$619,615.00	Other: 3 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent Housing
	Goal Description	
2	Goal Name	Provide Decent Housing (B)
	Goal Description	
3	Goal Name	Provide Decent Housing (C)
	Goal Description	
4	Goal Name	Create suitable living environments
	Goal Description	
5	Goal Name	Create suitable living environments (B)
	Goal Description	
6	Goal Name	Provide Decent Housing (D)
	Goal Description	
7	Goal Name	Expand Economic opportunities
	Goal Description	
8	Goal Name	Emergency relief
	Goal Description	
9	Goal Name	Provide Decent Housing (E)
	Goal Description	
10	Goal Name	Provide Decent Housing (F)
	Goal Description	HTF Household Housing unit: 3

AP-25 Allocation Priorities – 91.320(d)

Introduction:

Funding allocation priorities are based on the needs and strategies of each program. The next section discusses the rationale for each of the consolidated plan programs.

The PY 2025 Annual Action Plan allocation priorities are driven by the information obtained during the Citizen Participation process and consultations. The combination of both processes provided the citizens, the communities, the agencies and interested parties with a meaningful opportunity to actively determine where the housing and community development resources were allocated.

To validate the information gathered from the citizen participation and consultation process, the PRDOH also took into consideration the results of the five-year Consolidated Plan Needs Assessment report, which provides a clear picture of the State needs related to affordable housing, special needs housing, community development, and homelessness. This evaluation process allows PRDOH and Consolidated State Agencies to identify the highest priorities among the identified housing and community development needs.

HUD regulations provide that 3% of the CDBG allocation plus \$100,000 can be used for administration and technical assistance for the State administered program. In 2025, this adds to \$753,654.70. For the ESG program the Department of the Family will allocate \$257,339.78 for state administrative purposes, \$17,155.99 for subgrantees administration, and \$85,779.93 for HMIS.

Funding Allocation Priorities

	Provide Decent Housing (%)	Provide Decent Housing (B) (%)	Provide Decent Housing (C) (%)	Create suitable living environments (%)	Create suitable living environments (B) (%)	Provide Decent Housing (D) (%)	Expand Economic opportunities (%)	Emergency relief (%)	Provide Decent Housing (E) (%)	Provide Decent Housing (F) (%)	Total (%)
CDBG	0	0	0	12	77	9	1	1	0	0	100
HOME	0	0	0	0	0	0	0	0	100	0	100
HOPWA	0	0	100	0	0	0	0	0	0	0	100
ESG	83	17	0	0	0	0	0	0	0	0	100
HTF	0	0	0	0	0	0	0	0	0	100	100

Other CDBG-DR	0	0	0	0	0	0	0	0	0	0	0
Other CDBG-MIT	0	0	0	0	0	0	0	0	0	0	0

Table 59 – Funding Allocation Priorities

Reason for Allocation Priorities

The proposed distribution of funds included in this Annual Action Plan is based on the information data regarding demographic characteristics, market conditions and geographic areas needs resulted from the combination of the citizen participation actions, the consultation process, and the Consolidated Plan Needs Analysis section.

The described processes provide opportunities to share data and expand available information useful to determine the housing and community development needs and priorities which are a key component of effective planning for HUD's CPD low and moderate-income programs.

The evaluation and analysis of the information resulted from the aforementioned processes, provided the Consolidated State Agencies officials with the needed perspective to better understand the priority needs and allocate the available CPD resources to service activities directed to address the identified needs. Also, provided the officials with the information needed to align complementary resources streams and maximize the use of the available funds within the community to address the needs of the low-income persons and their communities.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The proposed distribution of funds was prepared in accordance with the needs presented during the hearings and are consistent with the Consolidated Plan.

HOME

The needs assessment identified a considerable need for housing rehabilitation, affordable housing for rent and homebuyer assistance

programs. The assessment identified that the main needs are associated to substandard housing, cost burden, housing costs and lack of economic opportunities for persons with low educational attainment.

ESG

The distribution of funds will be based on the assessment of homelessness, conducted for the purpose of consolidated planning, and the results of the meetings held with CoCs and their organizations. The specific allocation of funds will prioritize the provision of services to address chronic homelessness and the needs identified in the homelessness assessment, particularly. Priority will be given to Emergency Shelters without restrictions and eligible to use their facilities as stabilization units (24 hour, 7 days a week entrance); Emergency Shelters without restrictions on population, age, and time; Emergency Shelter services; and the expansion of Street Outreach services. In the case of the Prevention and Rapid Re-Housing components, priority will be given to people with mental health conditions; projects addressing women's safety; and Shelter proposals that include the Rapid Re-Housing component. Other services that promote economic and personal self-sufficiency will also be prioritized based on the reasons for homelessness, and the current socioeconomic context.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

The Consolidated Plan regulations, specifically in 24 CFR 91.320, establishes the dispositions regarding the content of an Annual Action Plan. Among the components of the Plan, the PR-State must provide a description of the method for distributing funds to local governments and nonprofit organizations to carry out activities, or the activities to be undertaken by the State, using the funds to be received under the formula allocations and other HUD assistance during the PY 2025.

At a minimum, the Methods of Distributions must include the reasons for the allocation priorities, how the proposed distribution of funds will address the priority needs and specific objectives included in the Consolidated Plan and must describes any obstacles to addressing underserved needs.

Distribution Methods

Table 60 - Distribution Methods by State Program

1	State Program Name:	CDBG
	Funding Sources:	CDBG

Describe the state program addressed by the Method of Distribution.	<p>The State CDBG allocation for PY 2025 amounts to \$21,788,490. This program provides funding for housing, community, and economic development, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico. Of these, \$20,734,835.30 will be allocated to non-entitlement municipalities; \$753,654.70 will be separated for State Administration and \$300,000 will be allocated for an emergency fund.</p> <p>The allocation for non-entitlement municipalities will be equally distributed among the municipalities, except for the islands of Vieques and Culebra, which both will receive an additional 15% above the Equal Allocation Grant. This method follows the distribution established via the enactment of local Act 137-2014 (later incorporated under the Municipal Code of 2020), as amended.</p> <p>The following is the proposed allocation:</p> <p>Allocation for 49 Municipalities</p> <table> <tr> <td>Administration \$68,711.93</td> </tr> <tr> <td>Public Service \$60,628.17</td> </tr> <tr> <td>Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$274,847.72</td> </tr> <tr> <td>TOTAL \$404,187.82</td> </tr> </table> <p>Vieques and Culebra</p> <table> <tr> <td>Administration \$79,018.72</td> </tr> <tr> <td>Public Service \$69,722.40</td> </tr> <tr> <td>Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$316,074.88</td> </tr> <tr> <td>TOTAL \$464,816.00</td> </tr> </table> <p>PRDOH</p> <table> <tr> <td>Planning and Administration \$753,654.70</td> </tr> </table>	Administration \$68,711.93	Public Service \$60,628.17	Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$274,847.72	TOTAL \$404,187.82	Administration \$79,018.72	Public Service \$69,722.40	Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$316,074.88	TOTAL \$464,816.00	Planning and Administration \$753,654.70
Administration \$68,711.93										
Public Service \$60,628.17										
Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$274,847.72										
TOTAL \$404,187.82										
Administration \$79,018.72										
Public Service \$69,722.40										
Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$316,074.88										
TOTAL \$464,816.00										
Planning and Administration \$753,654.70										

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>Under Act 107-2020, as amended (the Municipal Code of 2020) the Commonwealth of Puerto Rico established that all non-entitlement municipalities will receive the same amount of CDBG funds, with the exceptions of Vieques and Culebra, which will receive an additional 15%. Thus, under this method of distribution municipalities will receive the same share of CDBG funds with no need for a competitive round.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Application Submission</p> <p>Proposal forms will be available on the Agency's website www.vivienda.pr.gov/cdbg-estado/ and proposals and all its components and supporting documentation should be submitted by August 11, 2025, via email to: cdbg-propuestas@vivienda.pr.gov.</p> <p>Applications for the Emergency Fund may be submitted at any time during Program Year 2025 as long as they comply with the requirements presented on PRDOH's Administrative Order-2021-58 of November 30, 2021, as amended by Informative Circular 2021-16 of November 30, 2021, as amended, and any other requirement that applies. Based on the comments received during the public hearing, the PRDOH intends to amend the circular to provide additional time for the execution of certain projects.</p> <p>Municipalities could submit applications for Section 108 loan and must follow the <i>Procedimiento de Solicitud y Administración de Préstamos Garantizados Sección 108</i>.</p> <p>Proposal Requirements</p> <p>Submission of a budget breakdown is mandatory as part of the proposals.</p> <p>In determining an appropriate amount, the PRDOH reserves the right to adjust requested funds, based on review of compliance with the following requirements:</p> <ol style="list-style-type: none"> 1. Compliance with the State CDBG requirements (Fair Housing and Citizen Participation). 2. Compliance with the College of Engineers and Land Surveyors of Puerto Rico Guidelines, including the project breakdown detailing: cost of material, labor, equipment, insurance, administrative overhead, and other costs related to the project in order to determine reasonable project cost. 3. Reasonability of the budget. 4. Inadequate or incomplete description of activities to be developed. 5. Past performance of the non-entitled municipality (open findings). 6. Timely expenditure of funds <p>All activities must be designed in compliance with the strategy developed by the municipality which should meet the needs of low and moderate-income individuals, addressing their special needs and ensuring</p>
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	<p>maximum community development. The optional 15% Public Service Cap is based on the total CDBG State grant.</p> <p>When preparing the proposal's budget municipalities must comply with the PRDoH policies and procedures on reasonability of administrative costs published in February, 2020.</p> <p>The PRDoH will not approve an administrative budget in those instances where municipalities will be using the funds of their regular allocation for the repayment of a Section 108 Loan Guarantee Program loan only.</p> <p>In those cases where the only activity to be implemented by the municipality is a public service in conjunction with the repayment of a loan under the Section 108 Loan Guarantee Program. The PRDoH will approve up to 25% of the administration maximum allocation allowed in the corresponding Action Plan.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable- Please refer to ESG program.</p>

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	<p>Not Applicable- See HOPWA Section.</p>
Describe how resources will be allocated among funding categories.	<p>The State CDBG allocation for PY 2025 amounts to \$21,788,490 will be distributed among eligible activities in accordance with the Programs policies and procedures and the federal law and regulations.</p> <p>Eligible activities under the State CDBG Program are listed on Section 105 (a) of Title I of the Housing and Community Development Act of 1974, as amended. Each activity must meet one of the national objectives as to benefit low and moderate-income persons (24 CFR 570.483 (b)), pursue the elimination of slums and blighted areas (24 CFR 570.483 (c)), or activities designed to address a particular urgency that poses an imminent threat to the health and safety of the community (24 CFR 570.483 (d)). Each activity should correlate with a matrix code, national objective and CDBG citation.</p> <p>No more than 20% of the CDBG funds will be allocated for eligible Administrative and Planning Activities (3% by PRDOH and 17% by the Municipalities); up to 15% of the CDBG funds can be allocated for Public Service purposes and the remaining of the funds can be allocated for housing, community development and economic development related activities.</p> <p>All applications for Program Year 2025 State CDBG funds must establish that no less than 70% of State CDBG funds will benefit LMI persons. Projects which do not meet eligibility requirements under Section 105(a) of Title I of the Housing Development Act of 1974, as amended, will not be considered.</p>

	Describe threshold factors and grant size limits.	Under Act 107-2020, as amended (Municipal Code of 2020), the Commonwealth of Puerto Rico established that all non-entitlement municipalities will receive the same amount of CDBG funds, with the exceptions of Vieques and Culebra, which will receive an additional 15%. Thus, under this method of distribution municipalities will receive the same share of CDBG funds with no need for a competitive round.
	What are the outcome measures expected as a result of the method of distribution?	The expected outcomes measures are included on the appendix section.
2	State Program Name:	Emergency Solutions Grant Program
	Funding Sources:	ESG

Describe the state program addressed by the Method of Distribution.	<p>The Puerto Rico Department of the Family (PRDF) oversees the administration of the Emergency Solutions Grant (ESG) Program. The fund distribution method employed by the PRDF involves issuing a Request for Proposals (RFP) in the first year, followed by a competitive evaluation process to select prospective subrecipients. The allocation of funds is based on both the performance of the subrecipients' projects and the availability of funds from the U.S. Department of Housing and Urban Development (HUD). In Program Year (PY) 2025, the PRDF is set to accept proposals from entities that are actively involved in related fields. Should there be any surplus funds during PY 2025 due to the recapture process, the PRDF will allocate these funds based on identified needs, with distribution criteria being communicated through an invitation process. In the case of a declared disaster, the PRDF has the authority to enact the disaster recovery policy, which is detailed in the Appendix section of the program guidelines.</p> <p>For PY 2025, the total amount allocated for the ESG Program is \$3,431,197.00. This funding is designated to benefit all seventy-eight (78) municipalities across Puerto Rico, spanning ten (10) regions as established by the PRDF: Mayagüez, Aguadilla, Arecibo, Bayamón, San Juan, Carolina, Caguas, Humacao, Guayama, and Ponce. Eligible non-profit organizations and municipalities that meet the specified requirements and evaluation criteria can receive funding for the following categories:</p> <ul style="list-style-type: none"> • Outreach and Shelter: \$2,058,718.20 (60.0%) • Prevention: \$497,523.57 (14.5%) • Rapid Re-Housing: \$531,835.53 (15.5%) • Data Collection (HMIS): \$85,779.92 (2.5%) • Administration: \$257,339.78 (7.5%) <p>Total: \$3,431,197.00 (100%)</p> <p>For the entire detail go to appendix section.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Compliance Criteria for Proposal Consideration</p> <ul style="list-style-type: none"> • Complete the proposal in all its parts and submit the required documentation, as applicable. • At least three years of experience serving homeless persons or in risk of homelessness. • Availability of credit lines or financing mechanisms. • No open findings of questioned costs, if applicable. Compliance with Federal Audit Clearing House. • Be a municipality or non-profit entity properly incorporated and in Good Standing, as applicable. • Have financial management systems that meet the minimum accounting standards. • In the case of shelters, the municipal endorsement is required. • Have the Environmental Assessment, as applicable. • Availability of fund matching (dollar-for-dollar) and its sources. • Experience managing federal funds and financial capacity. • Reasonability of number of homeless persons identified in the geographic region of service • Reasonability of the project-participant's cost. • The entity has Case Managers and specialized personnel. <p>Compliance Criteria for Proposal Consideration for second year – Performance and Expenditure Rate – Active Entities</p> <ul style="list-style-type: none"> • In the case of shelters, bed utilization rate of 75% or more • Average stay in Shelter – no more than 90 days • Have spent at least 85% of the recent allocation. • Active participation in the Coordinated Entry System (CES) • Compliance with Data Entry in the Homeless Management Information System (HMIS). • Compliance with previous allocations case closing in HMIS.
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	<ul style="list-style-type: none"> • Projects performance according to HMIS: Complies with 50% or more of the performance measurements related to income generation and placement of participants in housing modalities. Performance measures include the following: <ul style="list-style-type: none"> • Outreach: 45% or more of participants of outreach were placed in a modality of housing (ES, TH or PH) • Emergency Shelters: 10% or more of personas who exited ES increased their income, 70% or more of the participants of ES were placed in a modality of TH or PH. • Prevention: 75% or more of the persons who received assistance maintain their households. • Rapid rehousing: 10% of more of persons exiting a Rapid Rehousing project increased their income, 75% or more of RRH participants exited to permanent housing. <p>Criteria for the final granting of funds - <i>Management and Financial Capacity</i></p> <ul style="list-style-type: none"> • Experience managing federal funds. • Availability of credit lines or financing mechanisms • Other sources of income <p>Two special bonuses will be awarded during the evaluation of proposals to those organizations and municipalities that participate actively in the CoCs and those that offer services in the 15 municipalities with the highest incidence of homelessness.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to the ESG Program- (see CDBG section).</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Since Program Year 2021, the PRDF uses a distribution method in which an award is granted for a two-year period, subject to an evaluation of the first year's performance and expenditure rate for allocated funds, and the availability of funds. During PY 2025, eligible organizations and local governments will be initiating their second program year of the two-year cycle. Meanwhile, unused funds available during the Program Year will be distributed according to the needs identified by the PRDF, by invitation.</p>

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	<p>Not Applicable- See HOPWA Section.</p>
Describe how resources will be allocated among funding categories.	<p>The following is the ESG Program distribution by funding categories:</p> <ul style="list-style-type: none"> • Outreach and Shelter: \$2,058,718.20 (60.0%) • Prevention: \$497,523.57 (14.5%) • Rapid Re-Housing: \$531,835.53 (15.5%) • Data Collection (HMIS): \$85,779.92 (2.5%) • Administration: \$257,339.78 (7.5%) <p>Total: \$3,431,197.00 (100%)</p> <p>The Department of the Family may be allocating indirect costs to eligible activities.</p>
Describe threshold factors and grant size limits.	<p>The grant size limits established for the ESG Program funds distribution are:</p> <ul style="list-style-type: none"> • Outreach and Shelter No more than 60.0% • Prevention No limits • Rapid Re-Housing No limits • Data Collection (HMIS) Does not apply <p>Administration No more than 7.5%</p>

What are the outcome measures expected as a result of the method of distribution?	<p>Non-profit organizations and units of local government that are awarded ESG funds, are expected to comply with the following outcome measures, depending in the different types of projects:</p> <p>Outcome Measures</p> <p>OUTREACH</p> <ul style="list-style-type: none"> • Number of people receiving services • Number of people who left the program. • Percentage of people who committed (engaged) to receive services. • Percentage of people who fulfilled their service plan. • Percentage of people who increased their income from any source. • Percentage of people located in emergency shelter. • Percentage of people located in temporary shelter. • Percentage of people placed in permanent housing. <p>EMERGENCY SHELTER</p> <ul style="list-style-type: none"> • Number of people who entered the emergency shelter. • Number of people who left the program. • Percentage of people who fulfilled their service plan. • Percentage of people who increased their income from any source. • The percentage of people who entered transitional housing. • Percentage of people who stayed in the shelter for less than three months. • Percentage of people who stayed in the shelter for more than three months. • Percentage of people placed in permanent housing. <p>PREVENTION</p>
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	<ul style="list-style-type: none"> • Number of people receiving prevention services • Number of people who left the program. • Number of people receiving economic assistance • Percentage of people who received housing relocation services and stabilization services during the service period. • Percentage of people who met their service plan. • Percentage of people who increased their income from any source. • Percentage of people placed in permanent housing. <p>RAPID RE-HOUSING (RRH)</p> <ul style="list-style-type: none"> • Number of people receiving RRH services • Number of people who left the program. • Number of people receiving economic assistance • Percentage of people who received housing relocation services and stabilization services during the service period. • Percentage of people who fulfilled their service plan. • Percentage of people who increased their income. • Percentage of people placed in permanent housing
3	<p>State Program Name: HOME Investment Partnership Program</p> <p>Funding Sources: HOME</p>

Describe the state program addressed by the Method of Distribution.	<p>The PRHFA will receive \$13,324,447.76 in HOME funds for PY 2025. All resources will be allocated to provide incentives for meeting the goal of developing and supporting affordable housing. This will be achieved primarily through the Rehabilitation or New Construction for Multifamily Rental Development. Funds from previous years may be used to provide down payment assistance to homebuyers, rehabilitation or new construction of homeowners and TBRA. The distribution of HOME funds for PY 2025 will be as follows:</p> <ul style="list-style-type: none"> • Administration \$1,332,444.78 • Rehab or New Construction by Owner (Single Family) \$1,500,000.00 • Rehab or New Construction for Multifamily Rental Dev. \$10,492,002.98 <p>Funds will be distributed according to a competitive process. The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section. Funding available during the program year, not distributed in the competitive process or from previous years, may also be distributed according to an alternative method of distribution by invitation and based on need.</p>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>The Puerto Rico Housing Finance Authority (PRHFA) will make the activity of New Construction or Rehabilitation for Rental Housing Development available under the HOME Investment Partnership Program (HOME) FY 2025 Action Plan (AP) through a competitive process. Following previous joint efforts and on-going initiatives, the HOME Program might combine or implement a consolidated application to include CDBG-DR, LIHTC, HTF or other sources of funds or new programs (received or to be received), combining the requirements, to promote the development of multifamily rental projects.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p> <p>Other activities will be delivered by the PRHFA in accordance with the applicable regulations.</p>

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to the HOME Program- see CDBG section.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the HOME Program- see ESG section.</p>

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	<p>Not applicable to the HOME Program - See HOPWA Section.</p>
Describe how resources will be allocated among funding categories.	<p>The information that follows presents a description of the HOME Program activities and the criteria used for the distribution of funds addressing the priority needs, specific objectives, and performance measurements mentioned above. The minimum investment required by HOME activity is \$1,000 per unit.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>
Describe threshold factors and grant size limits.	<p>No grants size limits will be applied to proposed housing development projects. For Homebuyer Financial Assistance activities, the cap is a minimum of \$1,000 and maximum which is to be establish by AFV according to participant necessity, will be available for eligible homebuyers. The Director of the Home Program will approve on case-by-case basis the amount of subsidy needed to acquire or maintain an affordable housing unit.</p>

	What are the outcome measures expected as a result of the method of distribution?	<p>The following are the HOME Program Outcome Measures:</p> <ul style="list-style-type: none"> • Homebuyer Assistance \$0.00 – A total of 3 homebuyers (served with funds available from previous years) • Rehab or New Construction by Owner \$1,500,000.00 – A total of 7 housing units (approximately). • Multifamily Rental Dev. \$10,492,002.98 – A total of 46 housing units. <p>Tenant-Based Rental Assistance (TBRA) - \$0.00 – A total of 36 families (served with funds available from previous years).</p>
4	State Program Name:	Housing Opportunities Persons With AIDS
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	<p>The Housing Opportunities for Persons with AIDS (HOPWA) Program provides housing assistance and supportive services for low-income persons living with HIV/AIDS and their families. HOPWA funds are received by the Puerto Rico Department of Health to be distributed to Eligible Project Sponsors that include Municipal Governments and Non-Profit Organizations.</p> <p>Funds for PY 2025 will continue to be administered by the Municipality of San Juan. The Municipality will be responsible for its management, and distribution to subrecipients. Due to the law restrictions, administrative funds will not be distributed to sub recipients.</p> <p>HOPWA funds may be used for a wide range of services such as housing, social services, program planning, and development costs. These included, but not limited to acquisition, rehabilitation or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds may be used for health care and mental health services, drug dependence treatment, nutritional services, case management, assistance with daily living, and other supportive services. If remainder funds are available after distribution, distribution of funds will not require a new competitive process but will be distributed among organizations and municipalities that previously submitted their proposals.</p> <p>For this Plan the Puerto Rico EMSA will include the 78 municipalities for unobligated funds and the PR-EMSA Municipalities for the HOPWA grant.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The following evaluations factors will be used to evaluate the proposals presented by potential sub recipients. An evaluation committee selected by the Municipality of San Juan will evaluate the applications with a standard instrument that will take into consideration: HIV/AIDS population within the proposed service area, level of experience of the proponent party, use of funds history by the proponent party and performance history of the proponent party. All criteria have the same weight in the evaluation process. The maximum value for a proposal is one hundred and twenty (120) points. The following are the areas of evaluation and its relative weight:</p> <p>NON-Profit subrecipients</p> <ul style="list-style-type: none"> • Cover Page - 2 Points • Proposal Summary - 3 Points • Organizational Structure and Administrative Capacity - 35 Points • Services Description – 8 Points • Funds Received by the Organization - 6 • Project Description - 22 Points • Budget - 44 Points • Total: 120 <p>Municipal subrecipients</p> <ul style="list-style-type: none"> • Transmittal Letter - 3 Points • General Information Municipality -7 Points • Financial and Programmatic Background - 30 Points • Funds Received by the Municipality - 2 • Project Description - 30 Points • Budget -28 Points
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	<ul style="list-style-type: none"> • Delivery Cost – 2 Points <p>Total: 102</p>
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable to the HOPWA Program- see CDBG section.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to the HOPWA Program- see ESG section.

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>For PY 2025 the Municipality of San Juan will accept island-wide applications, including potential sub recipients from the San Juan Eligible Metropolitan Statistical Area (SJ-EMSA). Priority will be given to potential sub recipients that are not included in the SJ-EMSA. Applicants located in the San Juan EMSA that are currently receiving HOPWA funds from the Municipality of San Juan cannot receive State HOPWA funds for the same purpose and uses.</p> <p>All the applications will be evaluated by the same standards and criteria.</p> <p>Support services eligible costs include:</p> <ul style="list-style-type: none"> • Nutritional Services • Day care • Case Management • Mental Health • Medical services • Permanent housing costs • Any supportive service combined with housing <p>All sub-recipients are required to register with Dun and Bradstreet to obtain a DUNS number, if they have not already done so. In addition, they need to be registered on the System for Award Management (SAM).</p>
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Describe how resources will be allocated among funding categories.	<p>The HOPWA Program funds will be distributed in the following categories:</p> <ul style="list-style-type: none"> • Administrative Activities: 10% • TBRA Activities and related: 33% • Housing related Activities: 37% • Supportive Services Activities: 20% <p>The final distribution by individual activity is:</p> <table> <tbody> <tr> <td>• Administration Salud</td> <td>\$76,229</td> </tr> <tr> <td>• Administration San Juan</td> <td>\$172,531</td> </tr> <tr> <td>• TBRA</td> <td>\$811,514</td> </tr> <tr> <td>• Delivery Cost TBRA</td> <td>\$32,461</td> </tr> <tr> <td>• Operation Costs Transitional Housing and STRMU</td> <td>\$941,105</td> </tr> <tr> <td>Supportive Services</td> <td>\$507,111</td> </tr> </tbody> </table>	• Administration Salud	\$76,229	• Administration San Juan	\$172,531	• TBRA	\$811,514	• Delivery Cost TBRA	\$32,461	• Operation Costs Transitional Housing and STRMU	\$941,105	Supportive Services	\$507,111
• Administration Salud	\$76,229												
• Administration San Juan	\$172,531												
• TBRA	\$811,514												
• Delivery Cost TBRA	\$32,461												
• Operation Costs Transitional Housing and STRMU	\$941,105												
Supportive Services	\$507,111												
Describe threshold factors and grant size limits.	<p>No grant size limits are established for the HOPWA Program funds distribution.</p>												

	What are the outcome measures expected as a result of the method of distribution?	<p>The following are the HOPWA Program Outcome Measures:</p> <ul style="list-style-type: none"> • Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family - 70 Households • Tenant-based rental assistance - 115 Households • Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds - 80 housing units • Transitional short-term housing facilities developed, leased, or operated with HOPWA funds – 270 Households • Supportive Services – 455 Households
5	State Program Name:	Housing Trust Fund
	Funding Sources:	HTF

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The PRHFA received \$688,461.35 in HTF funds for PY 2025. The resources will be allocated for Multifamily Rental New Construction/Rehabilitation. The funds will be distributed as follow:</p> <p>GRANT FUNDS BY ACTIVITY ALLOCATION FOR PY 2025:</p> <p>Assigned Budget: \$688,461.35</p> <p>Distribution by Category:</p> <ul style="list-style-type: none"> • State Administration \$68,846.13 • Rental and homeownerships eligible activities \$619,615.22 . <p>Description of the Method to Distribute HOME and HTF Funds for Construction and Rehabilitation of Rental Housing:</p> <p>For the purposes of distributing the funds, the PRHFA may incorporate HTF funds into competitive rounds for other programs such as HOME, LIHTC or may use an invitation method based on need. Funds will be allocated to provide incentives for meeting developing and supporting affordable rental housing units and homeownership. The first will be achieved through new construction or rehabilitation of non-luxury housing with suitable amenities for rent.</p> <p>Eligible Applicants</p> <p>The PRHFA is not limiting the potential pool of applicants for the HTF program. Thus, PRHFA will allow developers, non-profits, and other organizations to apply for HTF funds. Applicants must comply with the requirements established in 24 CFR 93.2. These requirements are integral to the basic threshold criteria described in the tables below. It is important to note that applications must demonstrate that participants understand the specific requirements of the HTF program and that even if HTF funds are combined in a project with multiple funding sources, HTF unit(s) must be assisted only via HTF eligible activities (24 CFR 93.200).</p> <p>The full explanation of the Method of Distribution based on competition to be used during this program year is included in the Appendix Section. As mentioned, PRHFA may also use an invitation method based on need for available funds during the year that were not distributed in competitive rounds or come from previous years.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applications requesting HTF funds will be evaluated according to criteria based on HTF regulations, and the needs for such projects. Criteria may include: Project location; project characteristics; project owner/developer characteristics; financing characteristics; special needs projects; Housing needs and additional criteria for rental housing projects.</p> <p>See the appendix for a description of the scoring method and selection criteria of the competitive process. The criteria are presented below to facilitate the description of the priority funding factors. The QAP and PRHFA criteria guidelines will be used to determine the final scores and funding recommendations.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section. As mentioned, PRHFA may also use an invitation method based on need for available funds during the year that were not distributed in competitive rounds or come from previous years.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to the HTF Program- see CDBG section.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the HTF Program- see ESG section.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the HTF Program- see HOPWA section.</p>

Describe how resources will be allocated among funding categories.	<p>The HTF Program funds will be distributed in the following categories:</p> <p>Distribution of HTF Funds</p> <ul style="list-style-type: none"> • Rental and homeownerships eligible activities \$619,615.22 – (in the case of homeownership provided they do not exceed 10% of the allocation). • Administration \$68,846.13- 10% • Total \$688,461.35 -100% <p>The HTF resources will be allocated for projects that serve HTF tenant population; these could include special needs population.</p>
Describe threshold factors and grant size limits.	<p>PRHFA will use the maximum per unit subsidy standards adopted by the State HOME Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216.</p> <p>The initial basic qualifications will be evaluated by the State HOME program personnel. If the project does not meet requirements for completeness, the applications will not be received.</p> <p>The project location and the targeted population will be key factors in determining the grant size limit.</p>
What are the outcome measures expected as a result of the method of distribution?	<p>The following are the HTF Program Outcome Measures:</p> <p>Multifamily Rental Dev. \$619,615.22– A total of 3 housing units.</p>

Discussion:

AP-35 Projects – (Optional)

Introduction:

Project-level detail will be included once subrecipients develop their activities.

During FY 2025, CDBG-DR funds will be disbursed to prioritize the following activities: Housing, Economic Development Activities, Public Services, Public improvements, Homebuyer Assistance. Links to the CDBG-DR Action Plans:

<https://recuperacion.pr.gov/en/action-plan/>

<https://cdbg-dr.pr.gov/en/power-grid-action-plan/>

CDBG-MIT funds will be disbursed to prioritize Housing activities. The estimated disbursement for the next fiscal year is \$289,800,000. Link to the CDBG-MIT Action Plan:

<https://recuperacion.pr.gov/en/action-plan/>

#	Project Name

Table 61 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As previously described, the reasons for allocation priorities during the PY 2025 Annual Action Plan are based on the information obtained through citizen participation and consultation process and the Consolidated Plan Needs Assessment analysis. The assessment resulted in the need of affordable housing activities to address the needs of the low- and moderate-income persons and in the investment of available funding in activities toward the needs of non-housing community improvement projects.

Also, homeless housing and supportive services actions and public service activities to address the needs of the special needs population groups were among the community priority needs resulted from the evaluation and analysis process undertaken.

In terms of any obstacles to addressing the needs of the underserved population still the lack of sufficient available resources to address the needs of the described population continues to be the main obstacle that the State and local government units face in a daily basis.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Est and tha fro act
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AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

Yes

Available Grant Amounts

Loan Guarantees (LGA) under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended, is not subject to the method of distribution of funds as set forth for the CDBG program. Section 910, of the National Affordable Housing Act of 1991 (NAHA), as amended, extended the Section 108 Loan Guarantee program to non-entitlement communities nationwide. As required in Section 104(a) of the Act, we are including the guidelines, regarding the determination to assist non-entitlement municipalities, in applying for guaranteed loan fund under 24CFR Subpart M. Non-entitled municipalities will be eligible to apply for Section 108 Loans as long as they comply with all regulatory requirements and PRDOH program guidelines.

Estimated Availability of Funds for PY 2025- \$108,942,450

Section 108 provides the State CDBG Program with an additional source of financing, to meet housing and community development needs for the non-entitlement municipalities. The Act allows HUD to issue government bonds that would guarantee up to five times the current CDBG allocation to PRDOH. To secure the loans issued, PRDOH must ensure that any State CDBG funds that are pledged for a particular non-entitlement municipality does not affect prospective CDBG allocations for the remaining non-entitlement municipalities. To avoid payment default, PRDOH requires the municipal administration to present other collaterals, besides the required by HUD, in order to secure the re-payment of the loan. If PRDOH deems necessary a Memorandum of Collaboration could be executed with any governmental financing agencies, such as the Governmental Development Bank for Puerto Rico (GDB) and EDBPR. Further consultation could be made with the Tourism Company, the Industrial Development Corporation, the Puerto Rico Economic Development Administration and any other agency that could review the applications to determine risks factors. Specific requirements of feasibility, business plan and other supporting documents are required to make the financial assessment of the project in order to assure PRDOH the feasibility of the project.

Section 108 funds should be requested for economic development activities, or activities in support of

economic development (24 CFR 570.703), including:

- Property acquisition
- Rehabilitation of publicly owned properties
- Housing rehabilitation eligible under the CDBG program
- Special economic development activities under the CDBG program,
- Payment of issuance costs associated financing loans 108
- Acquisition, construction, reconstruction, rehabilitation or installation of public facilities
- Reserves to pay debt service on the Section 108 loan
- Other related activities, including demolition and removal, relocation, interest payments, and insurance costs.

For the purposes of determining eligibility, the State CDBG rules and requirements should be observed in full compliance. PRDOH will evaluate the proposed activities on a case by case basis. The agency will also consider if the proposed project could generate income or has any other sources to assure debt repayment. Such measures will guarantee the long-term sustainability of the project.

Acceptance process of applications

Application Requirements

- The first requirement prior to the submission of a LGA application is the transmittal of a letter of intention to submit a 108 LGA Application to PRDOH. The Federal Programs Division at PRDOH will receive the letter of intent and commence the administrative requirement review first. Once the administrative review is completed, the non-entitlement municipality will be authorized to submit an application for Section 108 Loan Guarantee. Applications for the Section 108 Loan Guarantee Program may be submitted throughout PY 2025.
- The non-entitlement municipalities should comply with several administrative requirements, in order to receive the authorization to submit an application for participation in the LGA program.
- Requirements include: Status of monitoring reports, up to date Single Audit Reports, closing of previous program years (only last 5 PY can be open), no open findings, timeliness, among others.
- Municipalities can request up to a maximum of 5 times their CDBG allocation with a ceiling of \$2,000,000 per municipality.

For a more specific set of requirements and a detailed description of eligible activities, please see PRDOH Process Guideline for Section 108 Program.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

As the PR-State Consolidated Plan leading agency, the PRDOH is responsible to address the non-housing community development needs of the Non-Entitlement municipalities within the State jurisdiction. Thus, PRDOH is responsible for overseeing that all CDBG program investment related to non-housing community development are made in eligible economically low-income geographic areas.

By eligible low-income geographic areas, PRDOH defines those geographic areas where, at least fifty-one percent of the population (in accordance with HUD CPD's Updated LMISD or low-income surveys), are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families. Exception could be made by HUD to establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

As per the concentration of minorities within the State geographic areas, the ACS Demographic and Housing Estimates for 2023 shows that 99.0% of the statewide population are from hispanic or latino origins and that from this percentage, and more than 95% percentage are from Puerto Rican origins.

DISPROPORTIONATELY GREATER NEED

The Consolidated Plan identified that Low- and moderate-income Blacks and Asians have disproportionate greater needs. The percentage of Asians that have one or more of four housing problems is 68% among 0-30% AMI, 100% among 30%-50% AMI and 97% among 50%-80% AMI. In the jurisdiction as a whole households the percentages of those having one or more of four housing problems are much less (60% among 0-30% AMI, 53% among 30%-50% AMI and 47% among 50%-80% AMI). Among Blacks, 68% of those in the 0-30% AMI bracket has one or more of four housing problems, 81% among 30%-50% AMI and 58% among 50%-80% AMI. However, as previously stated the sizes of the Black and Asians populations with problems is very small (or in the hundreds). See (Discussion section below) for areas where assistance shall be directed.

Compliance with 70% Requirement

The regulations require the State to use no less than 70 percent of the CDBG funds received during a period specified by the state, not to exceed three years, will be used for activities that benefit persons of low- and moderate-income persons. The PRDOH will require all non-entitlement municipalities that receive CDBG funds allocation during the PY 2025 to invest the non-housing community development funds in economically eligible low-income areas. Also, the PRDOH will require the municipalities to certify that not less than seventy percent of the individuals benefited with CDBG funded activities

complies with the low-income eligibility.

For details in each program go to appendix section.

Geographic Distribution

Target Area	Percentage of Funds
CDBG- Non-entitlement communities	51
Statewide	49

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As previously presented in the Annual Action Plan, the projects included for the PY 2025 are created to address the priority needs and specific objectives identified in the 5-Yr. Consolidated Plan. In addition, all projects are associated with one or more priority needs and one or more goals. Therefore, the priorities for the investment related with targeted geographic areas are related with non-housing community development activities that address the goals and objectives of the Consolidated Plan. The non-entitlement municipalities proposing this type of projects must invest the CBDG monies in eligible low-income areas, as defined by HUD.

Discussion

The overarching goal of the Department of Housing and Urban Development's Community Planning and Development (CPD) programs covered by the Consolidated Plan is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities," principally for low- and moderate-income persons. In order to achieve the provision of suitable living environments within the low- and moderate-income communities, the PRDOH encourages non-entitlement municipalities to undertake non-housing community development activities.

These activities are designed to create, expand and/or improve the physical conditions of community's public facilities located within the benefited low- and moderate-income communities. As previously stated, an eligible low-income community is a geographic area where, at least fifty-one percent of the population, are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families.

The following Communities Municipalities has been identified by the states as priority areas with disproportionately greater need and minority concentration are included in the appendix.

Municipalities and subgrantees shall provide priority to the above areas when undertaking the eligible activities.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The 2025-2029 5-Yr. Consolidated Plan of the PR-State includes the provision of decent housing as one of the main objectives to be achieved through the activities included in the referred plan. This particular objective includes a series of goals that at large includes the following:

- Housing activities directed to address the needs of the homeless persons.
- Housing activities directed to address the needs of the special needs populations.
- Promote activities directed to preserve and increase the stock of affordable housing units.
- Promote activities toward the ownership of low-income persons of their housing units.

To achieve these goals, the PR-State government propose a series of housing activities directed to address the housing and supportive services needs of the low-income population, which will comply with the PR-State responsibility of providing safe, decent and sanitary housing units that enable this population group to live with dignity and independence.

The following table includes a description of the number of households that will be benefited from the housing assistance activities proposed in this PY 2025 Annual Action Plan:

One Year Goals for the Number of Households to be Supported	
Homeless	2,560
Non-Homeless	2,000
Special-Needs	442
Total	5,002

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	104
The Production of New Units	0
Rehab of Existing Units	24
Acquisition of Existing Units	36
Total	164

Table 64 - One Year Goals for Affordable Housing by Support Type

Discussion:

The HOME and CDBG Program provides the highest share of housing assistance, hence will provide the biggest outcomes for supported households during the year. Yet, the CDBG program can provide funding for infrastructure in support of housing, and public facilities. Such actions must be prioritized

first in the local government. The ESG and HOPWA programs provides the largest assistance to the homeless and special needs population.

During the preparation of the 5-Yr. Consolidated Plan, the Needs Assessment and Market Analysis outline levels of relative need in the area of affordable housing for the low-income population in Puerto Rico. This level of need drive the State strategy created to address the immediate housing needs of the economically disadvantaged people in the Island. The main objective of this strategy is investing available resources in service activities that enhance access to affordable housing to the program's eligible low-income population groups. Via these efforts, low-income persons have the opportunities to stabilize their housing conditions and reduce the risk of homelessness.

For more details go to appendix section.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

The public housing activities within the PR-State jurisdiction are funded through two (2) main funding streams of HUD Office of Public and Indian Housing. These funding streams are the Housing Choice Voucher Program (HCVP) and the Public Housing Program.

This section describes the actions that the PR-State will take to address the needs of the public housing population groups during the planned PY 2025.

Actions planned during the next year to address the needs to public housing

No CPD funded activity will exclusively serve Public Housing projects. Nevertheless, the local public policy service strategy includes public housing population among the service delivery groups that could benefit from the benefits of public services and community development activities contained in this plan.

Various activities included in the 2025 action plan can benefit the public housing residents, among them:

CDBG

Public Services activities

- Security
- Health
- Prevention
- Education
- Energy conservation
- Services to homeless
- Services to veterans

Public Facilities

- Park and recreational facilities
- Parking lots
- Community centers and/or technological
- Facilities for special populations (elderly, people with disabilities, Youth, childcare, homeless,

- people with HIV / AIDS, battered people)
- Health facilities
- Any other facility eligible according to HUD regulations (see 24 CFR 570.201-570.202).

Infrastructure

- Re-pavement of Municipal roads
- Streets, sidewalks, curbs, walls of containment or gabions
- Water projects (rain systems, sewer or system sanitary and other activities related)
- Efficiency energetic projects or renewable energy
- Water collection systems
- Mitigation projects

Economic development activities

- Assistance to micro-enterprises

HOME

- Residents are offered the opportunities to acquire affordable housing units

HOPWA

- Supportive services are provided to PH residents with HIV/AIDS

Other Services

In addition, Municipal governments provide services to the Public Housing Residents. Among the services are:

- Educational services at the Head Start Centers
- Sport Clinics
- Summer Camps
- Cultural Activities
- Fine Arts workshops
- College Board workshops
- Adult Education
- Educational grants to high school students
- School supplies

As part of the PHA Plan actions proposed to improve the living conditions of the public housing residents and projects, the following activities will be undertaken by the Puerto Rico Public Housing Authority

during the PY 2025:

- Initiatives to increase the inventory of public housing units for an increasing demand.
- Initiatives to ensure access of the elderly to housing opportunities.
- Redevelopment of projects based on sustainable community standards.
- Rehabilitation of vacant units that are not available for occupancy.
- Economic Self-Sufficiency Program - The PR-PHA will promote economic and social self-sufficiency initiatives with the objective of fostering the residents to develop their occupational skills, to improve their educational level, and to assist them in obtaining a job opportunity as a strategy to achieve economic independence.
- Social Self-Sufficiency / Support Program focused on improving the quality of life of residents through different activities related to arts, environmental conservation, education, sports, technological educational centers, housing assistance for the elderly, service fairs, among others.
- Continuing development of technology education centers (TECs) - To provide residents with the opportunity to be assisted by residents the opportunity to be assisted by current technology. In addition, to foster the integral development of residents from early childhood through adulthood.

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

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. 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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

Does not apply. The PHA is not designated as troubled.

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The Puerto Rico' statewide strategy to address homelessness is based on a collaborative network approach that emphasizes coordination, integration, and strategic partnerships. This model aims to prevent, reduce, and ultimately end homelessness through the effective and aligned use of local, state, and federal resources. By fostering collaboration among municipalities, non-profit organizations, and other community stakeholders, the Government of Puerto Rico seeks to maximize impact and ensure a continuum of care for individuals and families experiencing or at risk of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

According to the 2024 Point-in-Time (PIT) Census, there are 2,096 individuals experiencing homelessness in Puerto Rico; 74.7% are unsheltered, and 21.7% are considered chronic homeless. Seventy-three point eight percent (73.8%) of the homeless population are men, while twenty-five point eight percent (25.8%) are women. Homeless individuals are mainly located within the municipalities of San Juan, Ponce, Arecibo, Caguas, Mayagüez, Guayama, Bayamón, Vega Baja, Guaynabo, Humacao, and Aguadilla.

In PY 2025, the Puerto Rico Department of the Family (PRDF) will continue funding outreach and initial assessment services for unsheltered individuals through ESG Program allocations to local governments and nonprofit organizations. Services will include case management, behavioral health support, transportation, and housing search and placement.

Outreach projects are required to operate at least three times per week and include a case management component from the first point of contact. These efforts will not only address basic needs but also promote emotional and housing stability, in alignment with the Housing First approach. The PRDF is committed to increasing the number of individuals served through outreach and reducing time spent on the streets.

In addition, ESG will continue supporting innovative outreach initiatives targeting chronically homeless populations and supporting emergency shelters in municipalities with the greatest need.

Addressing the emergency shelter and transitional housing needs of homeless persons

In compliance with local Act No. 130-2007, which mandates the development of services and facilities for homeless individuals, the PRDF supports the operation of low-barrier emergency shelters throughout the island. These facilities provide a safe and dignified alternative to street homelessness, while offering

case management, health assessments, and service referrals.

According to the PIT 2024, only twenty-five point three percent (25.3%) of the homeless are sheltered. To increase the number of persons who are placed in emergency shelters, this PY2025 the PRDF will continue to support low barriers emergency shelters. Shelters supported with ESG funds must maintain a minimum bed utilization rate of 70% and implement Housing First-based admissions protocols. Individuals should not remain in shelters for more than 90 days without a documented plan for housing placement.

ESG funds may be used for the operation, rehabilitation, or essential service provision in emergency shelters, including childcare, legal assistance, mental health care, employment services, substance abuse treatment, and transportation.

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

Puerto Rico's strategy to end chronic homelessness includes:

- Expanding collaborative planning among stakeholders in high-need areas.
- Securing mayoral commitments to prioritize homelessness reduction.
- Promoting access to permanent housing via public housing units, housing vouchers, and supportive housing.
- Providing supportive services to enhance housing retention and encourage self-employment through micro-enterprises.
- Reducing stigma and criminalization through education and policy.
- Increasing public and private funding for housing and support services.
- Strengthening municipal capacity to partner with community-based organizations.
- Expanding HMIS implementation and data accuracy across CoCs.
- Partnering with housing developers to prioritize units for homeless individuals.
- Establishing discharge protocols across public institutions to prevent recurring homelessness.
- Promoting the expansion of permanent supportive housing across the island.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs

The State is firmly committed to preventing individuals and families from falling into homelessness, especially those being discharged from publicly funded systems such as foster care, healthcare, correctional facilities, and mental health institutions. Therefore, ESG funds will be allocated for homelessness prevention and rapid rehousing activities, including:

- Short- and medium-term rental assistance.
- Housing relocation and stabilization services.
- Early intervention for at-risk households.
- Support for extremely low-income.

Discussion

The provision of housing and supportive services to the homeless population constitute a fundamental objective within the community development and housing strategies of the jurisdiction. Through the administration of the ESG Program, the PRDF spearheads initiatives aimed at eradicating homelessness within Puerto Rico. This is achieved by awarding grants to municipalities and nonprofit organizations for the operation and enhancement of emergency shelters, essential services, street outreach, prevention, and rapid rehousing interventions. These coordinated efforts are critical to attaining long-term housing stability and fostering self-sufficiency.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	75
Tenant-based rental assistance	110
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	80
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	160
Total	425

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

Enacting public statutes, ordinances, regulations, administrative procedures and/or processes could negatively affect the local market's cost to produce and/or maintain affordable housing stock. In its continuously public responsibility, the State must deal with taking actions to ameliorate the effects that existing policies could have in promoting affordable housing initiatives.

Among the common policies that have an effect as a barrier to affordable housing in the local housing market, we can describe land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. Under the current Government structure, some of these policies are enacted at the local government level. Therefore, the State Government must deal with some jurisdictional level establishment in order to take care of the possible limitations that such policies represent to the affordable housing markets.

As previously stated in this plan, the State Government is currently putting in place a new public policy vision with the objective of promoting the sustainable development of Puerto Rico and addressing the deep economic and financial recession that had stall the Island economic development for the last decade. The Plan for Puerto Rico includes a series of strategies and initiative that promotes a change of vision in the form of managing the public sector and in the way the State Government conducts its public business.

Through the plan described, the State Government proposes to take actions that lead to the economic development of the Island in all business sectors including the housing markets. In this section, the PRDOH will present which of the proposed public policies address the needs of ameliorating the effect that enacted public policies have in the affordable housing market in Puerto Rico.

Actions it planned 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

Many of the common policies that have a direct effect in the production and development of affordable housing units are related with permits process and land use planning process. To address most of the practices that are considered barriers for the production and development of affordable housing units, the Government vision must be from a planning and land use management context.

It is well known that, in Puerto Rico, the permits process is one of the multiple reasons for the economic stagnation experienced by the Island. To address the policies that are considered barriers for affordable housing actions, PR State Government established the Single Business Portal that streamlined the permits process and create a friendly and effective mechanism that assist in improving the business

environment in the Island.

Another factor the State Government addresses through the new government vision is land use policies. Through the creation and implementation of a Strategic Planning Program, the State Government is creating medium and long period plans relating to the land space ordainment within the Island. The State Land Use Plan is under its final revision to align it to the Municipalities Local Land Use and Ordainment Plans. This initiative will have the effect of eliminating existing confronting policies for land use and will promote flexibility in the establishment of policies concerning the use of the land and the promotion of project development throughout the Island, including housing related activities.

In addition, the State Government policy has established affordable housing policies to benefit low income and special needs population groups.

To tackle and ameliorate the effect of the actions that commonly are considered barriers for the development and establishment of affordable housing actions, the PR State Government is proposing pro-active initiatives that will foster activities to provide housing units to low income and special needs population groups. These actions consider planning and permits policies that will facilitate the undertaking of activities directed to address the housing needs of the economically disadvantaged individuals, as well as the creation of new initiatives toward the provision of incentives for acquisition, lease and/or rehabilitation purposes by low-income worker families and/or special needs population groups.

Discussion:

AP-85 Other Actions – 91.320(j)

Introduction:

In this Section of the Annual Action Plan for PY 2025, the PRDOH will include a description of the actions that the PR-State government it will undertake to foster and maintain a stable affordable housing stock; to reduce the risk of exposure to lead-based paint hazards; to reduce the number of poverty-level families; to develop the institutional structure and to enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

As part of the State Government vision, the Action Plan Agencies will be providing economic assistance and incentives to address the housing and socioeconomic needs of the underserved population groups. Under Puerto Rico current economic scenario, the lack of resources among the low income and underserved population is the main reason to obstacle the socioeconomic stability of these groups within the general society.

The particular actions that will be taken by the Agencies are:

- The State Department of Housing will be responsible to provide rent financial assistance to eligible low-income families and/or individuals and rent assistance and the creation of economic development actions within the public housing projects to improve the economic and living conditions of this segment;
- The PRDOH will provide homeownership assistance to low-income persons interested to acquire affordable housing units;
- Also the PRDOH will make available CDBG funds for housing rehabilitation actions of low-income owner-occupied units within the Non-Entitlement municipalities of the Island. This action will promote improve the physical conditions of the low-income housing stock in the Municipalities;
- The State Department of Health, through the Municipality of San Juan Housing and Community Development Department, will promote tenant-based rental assistance activities for HIV/AIDS individuals and their families. In addition, transitional housing and supportive services will be made available for HIV/AIDS homeless individuals reach out by Nonprofit Organizations providing housing and supportive services to this population.
- The State Department of Family will make available ESG funds for the provision of housing activities services for homeless individuals and/or at-risk homelessness individuals. These assistances will be provided through Nonprofit Organizations and municipalities around the Island. In addition, the Department will strongly support the efforts of the Homeless Continuum of Care Coalitions operating within the Island jurisdiction and that are responsible to request and distribute Continuum of Care funding to address the primary and immediate needs of the homeless population in Puerto Rico.

Additional efforts, from administrative and planning management actions, will be taken in order to

improve the permit process and land use policies that will allow the promotion of activities to facilitate affordable housing initiatives around the Island.

Regarding CDBG, some of the most urgent needs of non-entitlement communities are infrastructure, housing rehabilitation and economic development. To expedite funding allocation and expenditure, the Commonwealth of Puerto Rico assigned by Law an equal amount of CDBG funds to non-entitlement municipalities, except for Vieques and Culebra which are granted 15% in additional funding. Based on their local knowledge, these units of local government decide the activities they want to support.

Actions planned to foster and maintain affordable housing

As previously stated the provision of economic assistance to rehabilitate, acquisition and rent affordable housing units is the main action that the PR State Consolidated Plan Agencies will be undertaken to foster and maintain a healthy and stable affordable housing stock within the local housing market.

In addition, pro-active actions leading to promote the re-use and re-occupation of existing vacant housing units within the low-income communities of Puerto Rico, will promote the expansion of the low-income housing stock, will promote re-population actions in communities that has suffered of a high level of migration and will avoid the deterioration and abandonment of communities creating a public safety and health problems within the Municipalities.

The State Government is also proposing actions toward supporting the creation of housing activities under a cooperative business model. As part of the support that the new public policy will provide to the Puerto Rico Cooperative Movement, housing projects will be supported as part of this government's economic development vision.

The state will use HOME and HTF funds, particularly through homebuyer assistance programs and single-family rehab to foster and maintain affordable housing. Moreover, the state plans to use HOME funds to leverage other state projects which will increase the affordable housing inventory. The use of HOME resale and recapture provisions will support the affordability of such projects in the long run.

Additionally, CDBG housing activities (Rehab, CDBG-DR Affordable rental housing, NSP) will serve to maintain the affordable housing stock in Puerto Rico.

Actions planned to reduce lead-based paint hazards

The PRDOH have a pro-active approach to reduce lead-based- paint hazards in residential projects

across the Island, such as:

- 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.

Housing providers funded through HUD provide decent, safe, and sanitary housing to their residents. Part of this responsibility is to protect these residents, particularly children under age six, from the health risks of lead-based paint. Public Housing Authorities (PHAs) and landlords protect these families by complying with HUD's lead-based paint regulations.

With respect to the Housing Choice Voucher Program (HCVP), the Lead Safe Housing Rule (LSHR) applies only to units constructed prior to 1978 occupied (or intended to be occupied) by a child under age six, the common areas servicing those units and exterior painted surfaces associated with those units and common areas. The Lead Disclosure Rule (LDR) applies to disclosure of lead-based paint and lead-based paint hazards in most housing constructed prior to 1978 ("target housing") at sale or lease, whether or not they are or will be occupied by a child, and whether it is federally assisted or not.

Target Housing is generally, housing constructed before 1978. Housing for the elderly, and housing for persons with disabilities, are not target housing, unless a child under 6 years old resides or is expected to reside in that housing, in which case, the housing is target housing. All zero-bedroom dwellings are not target housing. In jurisdictions which banned the sale or use of lead-based paint before 1978, HUD may use an earlier date for determining target housing. Refer to Lead Compliance Toolkit, Housing Choice Voucher Program, HUD's Lead-Based Paint Regulations (24 CFR Part 35).

Actions planned to reduce the number of poverty-level families

In order to reduce the number of poverty-level families the PR-State Government will coordinate the following effort:

- Continue to create 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 be transitioning to the job market;
- Continue educating regarding other opportunities and programs targeted to address poverty, such as the CDBG-DR Workforce Capacity Program which is intended to help unemployed and underemployed residents find employment commensurate with their job training in skill areas

related to recovery efforts.

- Continue to support the Universities and Technical College community in providing educational opportunities to low- and moderate-income students with the objective of improving their academic skills and achieved to be hire in the local and/or regional job market;
- Provide 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;
- Continue to support private investment in the development of affordable housing projects;
- Continue to provide Tenant Based Rent Assistance to HIV/AIDS individuals and family members;
- Continue to invest Section 8 funds in assisting eligible households in their rental needs;
- Promote 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;
- Support 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.

Actions planned to develop institutional structure

During the preparation of the Consolidated Plan the PRDOH, as Lead Agency, envisioned to carry out the designed housing, community, economic development, homeless and special population strategy from an inclusive and collaborative point of view through the Consolidated Stakeholders network. Using the leading role of the PRDOH, the PR State Government will continue to encourage the active participation of these entities in order to meet the needs of the very low to moderate income persons and their communities.

Strategic meetings, working meetings, oversight activities, among other follow-up activities, will be undertaken in order to continue strengthen and developing strategic and accountable partnerships among the Institutional Structure of the housing and community development activities within the State Government structure.

Actions planned to enhance coordination between public and private housing and social service agencies

During the preparation of the Consolidated Plan the PRDOH, as Lead Agency, envisioned to carry out the designed housing, community, economic development, homeless and special population strategy from an inclusive and collaborative point of view through the Consolidated Stakeholders network. Using the leading role of the PRDOH, the PR State Government will continue to encourage the active participation of these entities in order to meet the needs of the very low to moderate income persons and their communities.

Strategic meetings, working meetings, oversight activities, among other follow-up activities, will be undertake in order to continue strengthen and developing strategic and accountable partnerships

among the Institutional Structure of the housing and community development activities within the State Government structure.

The PR-State Government will continue to use CPD funds to achieve the goals and objectives of the Consolidated Plan. In achieving these goals and objectives, the State will integrate to the CPD allocated funds, additional public funding streams and will leverage communitywide available funding to maximize the resources toward the provision of services to the most in need population groups.

The maximization in the use of available funding within the community, will require the development of strategic and accountable partnerships with all Consolidated Plan Community Stakeholders as part of the institutional structure created toward delivering the basic and essential public services to address the needs of the low-income population segments.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Section 104(j) of the Act and Federal Register Vol. 77 No. 78, April 23rd, 2012 (Final rule) excludes from the definition of Program Income an amount of \$35,000 per year or less. Therefore, in compliance with federal laws and regulations, PRDOH does not require non-entitlement municipalities to return income up to \$35,000 provided that such revenue is counted as miscellaneous revenue. Nonetheless, PRDOH must be informed through quarterly financial reports issued to the agency of the nature and disposition of all revenues collected by the municipality, in order to determine compliance with the Program Income Rule.

Instructions regarding the reporting and expenditure of program income are available at PRDOH. The municipalities are required to send their program income estimates and reports through e-mail or fax.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	77,988
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	77,988

Other CDBG Requirements

1. The amount of urgent need activities	300,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The HOME program will use HUD-acceptable forms of investment described in 24 CFR Section 92.205(b)(1) for grants and loans. No alternative forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Resale and Recapture Provisions

The **HOME** Program will ensure that **HOME** rules regarding affordability will be observed, as stipulated at 24 CFR 92.254 for Homeownership. The assisted properties will meet affordable housing requirements. Thus, properties will provide modest housing, be acquired by a low-income family as its principal residence and meet affordability requirements for a specific period of time. Affordability restrictions for both Resale and Recapture provisions, as discussed below, will be included in the written agreements executed by the homebuyer and the **PRHFA** and will be enforced via deed restrictions separately recorded, and a soft second mortgage over the property.

For details go to the Appendix section.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Resale or Recapture Guidelines that assures the affordability of units acquired with HOME funds are included in the appendix.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME Program funds will not be used to refinance existing debts.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

See Appendix for written standards.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Both PR CoC-502 and PR CoC-503 have established a Coordinated Entry System.

The PR CoC-502 Coordinated Entry System named "Derecho a Techo" is fully implemented in its geographic region. The PR CoC-502 uses a comprehensive coordination of the services available throughout the CoC PR-502 community and other leaders within the geographic area, including 24 Municipalities. Through their outreach program they identify the homeless individuals and offer services conducive to obtaining housing. The CES is a hybrid system since it has an easy-access office with the following hours of operation: Monday through Friday from 8:00AM to 4:30PM, a toll-free number, a mobile case management office, and three access point partners. Participants' needs are prioritized considering crisis situations and conditions such as chronic homelessness,

domestic violence, mental illness and substance abuse, resulting in a better match of services. Individuals are evaluated with a standardized intake assessment form to ensure access and confirm the immediate needs of the individual.

The PR CoC-503 Coordinated Entry System (CES) named “Sistema Coordinado de Entrada” is also implemented. The CES uses a comprehensive coordination of the services available throughout the CoC PR-503 community, network of homeless and mainstream housing and supportive service providers and other leaders within the geographic area, including of 54 municipalities. By implementing a comprehensive “Housing First-Assertive Community Treatment Intervention”, which includes outreach workers, community advocates, housing navigators, a community “Alternative Integrated Clinic” with primary, behavioral and substance abuse services, and case management. The CES identify homeless individuals and offers services conducive to obtaining housing. The CES operates an emergency hotline available 24 hours a day 7 days a week, case management office and two access points located in Caguas and Ponce. Participants’ needs are prioritized considering their level of prioritization based on chronicity and urgency, crisis situations and conditions such as chronic homelessness, domestic violence, mental illness and substance abuse, resulting in a better match of services and housing options. Individuals are evaluated with a standardized intake assessment form to ensure access and confirm the immediate needs of the individual.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Please refer to Section AP-30, Method of Distribution, of this Plan for a complete description of how ESG Program funds are distributed among eligible entities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The PRDF is the ESG funds state recipient. Since, compliance with 24 CFR Section 576.405 requirements does not apply. The required homeless representation is met through the following actions:

The PRDF’s ESG Program holds a position on the Board of Directors of both the CoC PR-502 and CoC PR-503.

Pursuant to federal regulations, the PR CoC-502 has one position on its board reserved for representatives of the homeless population, or individuals who have experienced homelessness. In addition, the CoC has a separate committee formed by formerly homeless individuals.

The PR CoC-503 has two positions for at least two (2) representatives of the homeless population, who are or have experienced homelessness.

5. Describe performance standards for evaluating ESG.

See Appendix for written standards.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter “N/A”.

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

The Puerto Rico Housing Finance Authority (Authority) will make available the Housing Trust Fund Activities of Rental Housing along the HOME Investment Partnership Program (HOME) Action Plan (AP). Funds will be awarded to eligible applicants following a competitive process. The competitive process will follow the criteria established in the HTF Allocation Plan. Funds will be allocated to provide incentives for meeting developing and supporting affordable rental housing units. This will be achieved through new construction or rehabilitation of non-luxury housing with suitable amenities for rent.

Eligible Applicants: The PRHFA is not limiting the potential pool of applicants for the HTF program. Thus, PRHFA will allow developers, non-profits and other organizations to apply for HTF funds. However, applicants must be able to participate in PRHFA funding round (NOFA). Applicants must comply with the requirements established in 24 CFR 93.2. These requirements are integral to the basic threshold criteria

described in the tables below. It is important to note that applications must demonstrate that participants understand the specific requirements of the HTF program and that even if HTF funds are combined in a project with multiple funding sources, HTF unit(s) must be assisted only via HTF eligible activities (24 CFR 93.200).

Please note that it should be at PRHFA's sole discretion to award HTF funds to any Participant (which has requested or not HTF funds), based on the merits of the project, available funds, specific needs of the cycle, economic conditions, in order to promote the new construction/rehabilitation of low-income housing projects.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications requesting HOME and HTF funds will be evaluated based on joint rating factors, once applicants have satisfied the basic threshold requirements. Those factors include local considerations and State HOME and HTF Program's criteria, such as: Project location; project characteristics; project owner/developer characteristics; financing characteristics; special needs projects; Housing needs and additional criteria for rental housing projects. See the appendix for a description of the scoring method and selection criteria that was specifically developed for the HTF Program. The criteria is presented below to facilitate the description of the priority funding factors. The QAP and PRHFA NOFA will be used to determine the final scores and funding recommendations. The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section (HTF Selection Criteria). Also, Section (e) below provides additional requirements for eligible recipients.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will distribute funds through a competitive process and cannot predict the ultimate geographic distribution of the HTF funds. The method of distribution does not include an allocation of

resources based on geographic areas, so target areas are not earmarked. Yet, the HTF Program will consider the housing needs for eligible income families in non-metropolitan areas, by taking into account the upcoming new census figures by Municipalities. The merits of the proposal will be evaluated taking into consideration the needs in any particular location. The PRHFA will comply with regulations (24 CFR 92.201 (b)(1)) requiring that resources be allocated in non-metropolitan areas. The final distribution will be based on the criteria established in the method of distribution.

The HTF allocation for PY 2022 will be distributed to benefit very low and extremely low income families (see HTF Funding Priorities 91.320(k)(5)(i) for the definition).

See Appendix [HTF Selection Criteria] for additional geographic considerations in the scoring system.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will consider applications from potential recipients that "have demonstrated experience and capacity to conduct other Tax Credit/HOME projects as evidenced by its ability to: (i) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development" (24 CFR 93.2 – Definition). The term "full compliance and successful record" provides sufficient basis to determine the applicant's capacity to obligate HTF funds and undertake activities in a timely matter.

Due to the limited amount of HTF funds, is not viable for the HTF allocation to be distributed via a stand-alone funding round. Thus, the State will distribute HTF funds via its regular funding round, which includes other federal funding sources such as HOME, LIHCT, among others. Under the abovementioned funding round, applicants will have to demonstrate with evidence that they have fulfilled the initial basic requirements established in the "Basic Threshold". The PRHFA has created an specific set of requirements that HTF potential applicants must satisfy. Not complying with such requirements causes applicants to be disqualified. If applicants demonstrate fulfillment of basic threshold requirements, then the specific point ranking evaluation criteria will be applied to the proposed projects.

The basic threshold for the HTF establishes that applicant must demonstrate experience. "If proposing to use o of HOME or NHTF Developer, General Partner or Managing Partner must demonstrate successful record and full compliance participating in same capacity in the development of HOME /NHTF projects in Puerto Rico." To validate such assertion the applicant must submit "Relevant project documentation to support experience in particular project." And "Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable."

See Appendix [HTF Selection Criteria] for the specifics of the scoring system. (NOFA Ranking Self-

Evaluation).

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Section IV of the scoring method provides additional points for applicants that combine LIHTC or HOME projects that are specifically destined for long-term rental assistance. "If proposing to use only LIHTC or HOME, project demonstrating utilization of the respective LIHTC or HOME program, or in combination with other programs; if proposing to use LIHTC and HOME combined, or in combination with any other federal or state program, project utilization of similar program mix subsidizing development costs, long-term operations or providing long-term rental assistance." (See above, Section IV Scoring Method)

It is important to note that HTF units will include the 30 year restrictive covenants. These combined multifamily projects will provide for the preservation of affordable rental housing, particularly for extremely low families since HTF units will be required to comply with such income levels. Thus, projects which seek to increase the affordable rental housing stock will be scored favorably. Due to the limited amount of funds under HTF, leveraged funds will be the biggest portion of funds under these multifamily projects.

See Appendix [HTF Selection Criteria] for additional details.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

All projects funded with HTF will be required to comply with a minimum of 30 years affordability restrictions. Additional points are given to projects which provide an affordability period beyond the 30 years. Proponents will be required to sign a Land Use Restrictive Covenant Agreement. (See Section III.4 of the Scoring method) "If requesting NHTF, a project might earn up to 3 points for extending the term of affordability beyond the extended use period of thirty years" (Section III.4 of the Scoring method) The specific priority funding factors established for the HTF program are described in Section IV of the NOFA Ranking Self-Evaluation. This section establishes a specific priority funding factor for developers or the applicant's capacity to undertake tax credit/HOME projects. The following documents will be required to

demonstrate the applicant's capacity to undertake an HTF project:

- Copy of HAP, IRS form 8609 for each project, as applicable.
- Relevant project documentation to support experience in particular project.
- Certification issued by the Authority's Federal Funds Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable. Moreover, the NOFA Ranking Self-evaluation scoring system provides additional points for applicants who have financial capacity to undertake projects. Point ranking system requires a certain amount of liquid assets.

The required documents include:

- Compiled or revised financial statements certified by a licensed accountant.
- Sources and Uses

Also, recipients must comply with PRHFA selection requirements as established in the HOME program/LIHTC QAP. Again, it is important to emphasize that entities must demonstrate organizational ability, financial capacity and knowledge of Federal, State and local housing program requirements. Recipient must demonstrate capacity to manage and operate an affordable rental housing program.

See Appendix.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or

Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

PRHFA will use the maximum per unit subsidy standards adopted by the State **HOME** Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216.

The initial basic qualifications will be evaluated by the State **HOME** program personnel. If the project does not meet requirements for completeness, the applications will not be received. If received, only those applications that meet the joint basic threshold requirements and qualifications would be further considered for evaluation under joint the Point Ranking System. The project location and the targeted population will be key factors in determining the grant size limit.

The Government of Puerto Rico is adopting the maximum **HOME/HTF** subsidy limits established in CPD Notice 15-03 for the HTF Program. There limits were adopted from Section 234 of Condominium Housing basic mortgage limits. As shown in the following table, limits vary by the number of bedrooms in the unit, and type of structure. The most recent Federal Register on Section 234-Housing Condominium (FR 72107) establishes the following limits:

Bedrooms Non-Elevator Elevator HCP Maximum Per Unit Subsidy (see appendix for table).

It is important to note that San Juan is listed in the High Cost Percentage Exception List with 270%, however it is capped at 240%. The last column is the resulting maximum per unit subsidy. The PRHFA will apply these limits statewide since construction costs do not vary significantly between different geographical areas of the Island. Based on PRHFA these subsidy limits are reasonable taking into account the current construction costs and the experience of the agency with previous projects. Puerto Rico has several well-connected distribution centers which provide a constant pool of construction and building materials throughout the Island. Transportation infrastructure, along with port facilities in the north and south of the Island facilitate this process. Moreover, human resources costs are fairly similar between regions, particularly in construction related activities.

The abovementioned analysis recognizes that there exists fundamental differences between individual projects costs, but variations between municipalities or regions are not significant enough to grant a variation by region in the subsidy limits. The PRHFA understand that **HOME** limits are appropriate as the initial cap for the amount of HTF funds that will be potentially allocated to units.

Bedrooms Non-Elevator Elevator HCP Maximum Per Unit Subsidy in the Appendix section.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

See appendix section.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Not Applicable.

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

<TYPE=[section 3 end]>

The State will not limit beneficiaries and/or give preferences to any segments of the extremely low-income population.

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

The PRHFA will not refinance existing debt with the HTF funds.

Discussion:

Appendix - Alternate/Local Data Sources

1	Data Source Name American Community Survey, Census Bureau
	List the name of the organization or individual who originated the data set. American Community Survey, Census Bureau
	Provide a brief summary of the data set. Residential Properties by Unit Number
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2	Data Source Name HOPWA CAPER and HOPWA Beneficiary Verification WS
	List the name of the organization or individual who originated the data set. HOPWA CAPER and HOPWA Beneficiary Verification Worksheet
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?

	What is the status of the data set (complete, in progress, or planned)?
3	Data Source Name 2000 Census (Base year), 2009-2013 ACS (recent)
	List the name of the organization or individual who originated the data set. 2000 Census (Base year), 2009-2013 ACS (Most recent year)
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
4	Data Source Name 2009-2013 ACS
	List the name of the organization or individual who originated the data set. American Community Survey, Census Bureau
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?

	What is the status of the data set (complete, in progress, or planned)?
5	<p>Data Source Name 2009-2013 ACS(Total Units) 2007-2011 CHAS</p> <p>List the name of the organization or individual who originated the data set. Census Bureau</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>What is the status of the data set (complete, in progress, or planned)?</p>
6	<p>Data Source Name 2009-2013 ACS (Workers)</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>

	What is the status of the data set (complete, in progress, or planned)?
7	<p>Data Source Name 2014-2018 American Community Survey</p> <p>List the name of the organization or individual who originated the data set. U.S. Census Bureau</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p> <p>Describe the total population from which the sample was taken.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
8	<p>Data Source Name 2012-2016 CHAS</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p>

	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
9	<p>Data Source Name 2006-2010 ACS (Base Year), 2014-2018 ACS (Most Rec)</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
10	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
	<p>Data Source Name 2012-2016 ACS (Total Units) 2012-2016 CHAS (Units)</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p> <p>Describe the total population from which the sample was taken.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
11	<p>Data Source Name 2017-2021 CHAS</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p> <p>Describe the total population from which the sample was taken.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
12	<p>Data Source Name U.S. Census Bureau, 2019-2023 ACS</p> <p>List the name of the organization or individual who originated the data set.</p>

	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
13	<p>Data Source Name PIC (PIH Information Center)</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>