

PHA Plans

Streamlined Annual Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2006

PHA Name: Municipality of Juana Díaz
PHA Code: RQ038

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Municipality of Juana Díaz

PHA Number: RQ038

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units: 126

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Hon. Ramon A. Hernández Torres, Mayor

Phone: 787-837-2185

Fax: 787-837-2420

Address: 35 Degetau Street
Juana Díaz, PR 00795

Postal Address: PO Box 1409
Juana Díaz, PR 00795

Name: Ramonita Rentas Ocasio, Director

Name: María M. Boglio Rentas, Section 8 Coordinator

TDD:

Email (if available): sec8jdiaz@yahoo.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

PHA's main administrative office

PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA PHA development management offices
- Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE	

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLL, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

The Municipality of Juana Díaz has decided to delay, indefinitely, the implementation of the Section 8 Homeownership Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by CFR part 982. The Municipality currently utilizes State resources such as those provided by the State Housing Department as well as the Commonwealth of Puerto Rico Housing Development Bank:

1. **“Llave para tu hogar” or “A Key For Your Home”** – which is a State sponsored program designed to assist low-income families, who are in market to purchase a new home. The program provides a grant to these qualifying families from \$3,000 to \$15,000, which is used to bring the cost of the purchase down. These monies cannot be used as part of the closing cost. It is the responsibility of the family to secure the closing cost funding. The selling price of the home cannot be more than \$70,000.00.
2. Homebuyer Program sponsored by the US Department of Agriculture, Rural Development Administration.

The Municipality will consider the implementation of HUD's homeownership program at some future date.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification-listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

COMMONWEALTH OF PUERTO RICO

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP) RESULTS OF RIM REVIEW/RESPONSE	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. (As well as Annual Plan Supplement)	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 26 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Organizational Chart –rq038b01 Annual Plan Supplement – rq038a01 Informational Sheet – rq038c01	(specify as needed) submitted electronically

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

COMMONWEALTH OF PUERTO RICO

Municipality of Juana Díaz

La Ciudad del Mabí

RQ038

ANNUAL PLAN SUPPLEMENT FY 2006-2007



HON. RAMÓN A. HERNÁNDEZ TORRES
MAYOR

MARÍA M. BOGLIO RENTAS
SECTION 8 COORDINATOR



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Improving the overall Program administration, whereby making it more flexible and efficient.

III PHPHA S COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAM

The purpose of the FSS Program is to promote the development of strategies to coordinate the use of assistance under the Tenant-based Housing Assistance Program (Housing Choice Voucher Assistance Program) resources, to enable families for or receiving assistance resources, to enable families for or receive achieve economic independence and self-sufficiency.

At the current time, the Municipality of Juana Díaz has developed FSS Program, which strives to assist families w the Housing Choice Voucher Program achieve economic independence as well the Housing Choice Voucher Program become self-sufficient. This is accomplished by motivating fully employed or assist them in seeking the f acquire the necessary marketable skills to become fully employed.

IV SUMMARY OF POLICY OR PROGRAM CHANGES FOR THE UPCOMING YEAR

The Municipality of Juana Díaz does not have any changes or deviation in its policies that is not covered in other sections of the Annual Plan Supplement, what the Municipality will be doing in its subsidized housing program.

However, the Municipality has adopted the changes and has incorporated them into the revised administrative plan presented to HUD.

A. Upfront Income Verification

The Municipality has established a policy to secure the utilization of Upfront Income Verification (UIV) household income of program participants. This is a key strategy in reducing income and rent errors attributable to income and rent errors attributable and efficiency in determining family eligibility and computing rent calculations.

In this regard, the municipality will be working with our elected both the State Representative in the House of Representatives and both the State Representative and Senator, in order to study existing local housing market. Additionally, both the municipality will be working with their counterparts reviewing existing land policies.

Provide For The Coordination of Funding:

In order to achieve any degree of success in creating households classified as being either low or very low income, multiple funding sources. The Municipality will take into account and consider the appropriate changes in order to implement the appropriate changes in order whereby, it will consider the following:

- A. Assistance will be provided for:
 - 1. First-time homeowner;
 - 2. Family that owns or is acquiring shares in a cooperative.
- B. The total family that will be serviced through this program will be limited to approximately 20% of participating families, who are currently in good standing within our Housing Choice Voucher Program and who have been working in a verifiable program and who have been working in a verifiable program for a year.
- C. Funding levels.

The Municipality of Juana Díaz will make the appropriate changes in order to improve the application process for programs that may have a beneficial impact on programs covered within our 5-Year Plan.

VI FINANCIAL RESOURCES

OBJECTIVE: IMPROVE OPPORTUNITIES UNDER HOUSING

Renters experience more housing problems than do homeowners. This is clearly demonstrated by the 2000 U.S. Census of Population and our own experience under our own local Housing Choice Voucher Program (Section 8). When renters are of a certain type and income levels, the percentage of renters with housing problems is greater than owners.

We have identified the need for rental housing based upon the number of requests made to the Municipal Agencies. In most cases, it was primarily a housing, since better than 80% of the population dwelling unit and require some type of rental assistance. Municipality of Juana Díaz has a one year goal to provide to approximately 60 households with rental housing assistance.

The activities that will be undertaken by the goal are:

A. Housing Funding Sources -

Seek out whatever available alternative housing Programs become available from such agencies as the Rural Development, Puerto Rico Housing Department, Housing Development Commonwealth of Puerto Rico, the U.S. Department of Housing and Urban Development, and local cooperatives, etc.

Additionally, work with island h interested in constructing housing units within and assistance in one form or another encourage such contractors to participate in the local housing and long-term).

B. Additional Subsidized Funding under the Voucher Program

The Municipality of Juana Díaz will work closely with the U.S. Department of Housing and Urban Development (HUD) additional vouchers, if and, when funding becomes available.

C. Available Funding Sources

The Municipality of Juana Díaz will submit its Annual Plan (FY 2006-2007) in accordance with CFR 24, Section 903.1.

In order to assist the needs of 126 families that are currently enjoying the benefits of the Municipality of Juana Díaz's program, we will be submitting for being presented in the following Table I.

Table I	
SUBSIDIZED HOUSING BUDGET FOR HUD APPROVAL	
Program	Budget Estimate
Housing Choice Voucher	\$ 404,788.00
Activities: Tenant-Based Housing Assistance for 82 Families	
Family Self Sufficiency Program	\$ 162,902.00
Activities: Tenant-Based Housing Assistance for 33 families.	
Program Administration	\$ 84,041.00
Total Estimate of Budget to be submitted to HUD for Approval	\$ <u>651,731.00</u>
Portability Program	\$ 54,301.00
Activities: Tenant-Based Housing Assistance for 11 Families.	
Total for the Municipality of Juana Díaz Housing Budget (Grand Total)	\$ <u>726,032.00</u>

VII CIVIL RIGHTS CERTIFICATION

Civil Rights certifications are included in the PHA Plans and Related Regulations.

VIII STATEMENT REGARDING THE MUNICIPALITY WILL TAKE TO AFFIRMATION FURTHER FAIR HOUSING

With the enactment of the legislation under the Quality Housing and Civil Rights Responsibility Act of 1998, that created the merger of Programs into one market-driven program, such as the Housing Choice Voucher Program, the Municipality of Juana Díaz which provides a framework for local accountability and an easy source by which public housing residents, participants in the tenant-based assistance program, and other members of policies, rules, and requirements concerning

4. The measures that will be undertaken to provide housing to persons with all varieties of unit size are as follows:
 - (a) The local Housing Inspector will receive the proper training so that when a professional inspects, it complies not only with the Americans with Disabilities Act.
 - (b) Brief the owner concerning established local and federal laws on how to make a unit comply with said laws HUD.
 - (c) Revise the payment plan so as to assure owner incentive to invest and make the dwelling unit accessible for individuals with disabilities.

COORDINATION BETWEEN PUBLIC/PRIVATE RESOURCES

The Municipality will contact public and private including local financial institutions located within both information and descriptive to further fair housing.

COORDINATING INFORMATION/REGULATIONS

Working closely with the housing division obtain copies of regulations and other training aids in order to provide seminars, in order to create a public awareness of the importance of fair housing.

CREATE AWARENESS OF LEAD BASE PAINT HAZARDS

Since many of the private homes in Juana Díaz were being informed that lead-based paint represented a health hazard to all the members of the household, and the effect that this same problem has on children, the Municipality of Juana Díaz, the Municipality of Juana Díaz in the long-term, to work with the Puerto Rico Department of Health to both develop and implement a viable, effective, safe, and cost-effective of reducing this same hazard. While a great effective abatement and likewise, hazard reduction activity requires participation from providers and contractors, aside from individual residents.

Juana Díaz Juana Díaz feels rather strongly, Juana Díaz feels rather strongly, that in order to provide abatement services it must coordinate its activities with other state agencies dealing with this same problem. In cooperation with both the dealing with this same problem sectors will initiate the following actions in order to achieve the following results:

ACTIVITIES:

COMPLYING WITH EXISTING REGULATIONS

The Municipality of Juana Díaz, has a goal of working with the existing management of the various Public Community, to review all units in cooperation with the State Housing Department and other applicable State Agencies over the five-year period of the Consolidated Plan, in order to both assist and coordinate the required abatement services required.

IX HOUSING NEEDS

The following represents the estimated housing needs projected for the five-year (2005-2009) period. The data included within this portion of the plan is based upon existing available reliable resources based upon existing available reliable resources. Rico Housing Planning Board statistical data, the local Rico Housing Commonwealth Department of the Family.

Since this same jurisdiction, namely the Municipality of Juana Díaz, is seeking funding on behalf of an eligible metropolitan statistical area under the HOPWA program, the needs described for housing and supportive services does not address the needs of persons with HIV/AIDS and their families through the eligible metropolitan statistical area.

A. Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) Data Book issued by the Municipality of Juana Díaz, has a total of some 12,031 housing units, of which some 9,159 units are occupied by low income families, 466 units by moderate income families, and 2,406 units are being occupied by above income families.

It should be noted, that the housing needs were based upon the number of renter and owner-occupied units with one or more housing problems. The definition of housing units with problems included those that:

D. Other Housing Problems

According to the CHAS Data book dated 2000 there were some 258 renter households within the Municipality of Juana Díaz classified as encountering other housing problems. CHAS defines other housing problems as being of extremely low income, very low income and low income as well as 32 very low income and moderate income. We have identified the following Renter Households by Income Groups and categories as demonstrated in Table II.

**TABLE II
MUNICIPALITY OF JUANA DÍAZ
RENTER HOUSEHOLDS BY INCOME GROUPS: 2000**

RENTER HOUSEHOLDS	EXTREMELY LOW INCOME (0-30%)	VERY LOW INCOME (31-50%)	LOW INCOME (51-80%)	MODERATE INCOME (81-95%)	TOTAL
ELDERLY	70	78	78	32	258
SMALL FAMILIES	523	189	193	504	1,409
LARGE FAMILIES	209	107	152	197	665
OTHER	115	26	46	66	253
TOTAL	917	400	469	799	2,585

E. Elderly Rental Households

According to the 2000, CHAS Data book, there were 258 renter households within the Municipality of Juana Díaz classified as being of extremely low income, very low income and low income as well as 32 very low income and moderate income.

F. Cost Burden

Within this same income category, some 36 were within the 0-30% range and 36 were within the 51-80% range.

G. Small Family Rental Households

Within the small family rental household category, some 523 households, represented the following numbers:

1. 523 units were classified as being of extremely low income;

2. 189 units were classified as being of very low income;
3. 193 units were classified as being of low income;
4. 504 units were classified as being of moderate income.

H. Cost Burden

Within this same Small Family renter s household group some 57.6% of the households were classified as being of extremely low income, 50.8% households of very low income, 51.3% households of very low income 34.3% represented moderate income levels.

I. Large Family Renter Households

This same Comprehensive Housing Data book covering Puerto Rico and dated 2000, indicated that there was a total of some 665 large rental households being of extremely low income; 107 were classified as 152 large family renter households representing low income families, and large family renter households representing moderate income.

J. Cost Burden

Within this same large family renter some 169 households fall within the 0-30% group and 83 such households within the 31-50% range, 106 households fall within the 51-80%, while 104 fall within the above 81% range.

K. Homeless Persons

The following Table III demonstrates the Municipality of Juana Díaz and the need for housing and supportive services.

TABLE II	
NEED OF SUPPORTIVE HOUSING BY HOMELESS AND SPECIAL NEEDS	
Category	Persons in need of Supportive Housing
Elderly	401
Runaway, abandoned, abused, or at risk youth	10
Mental illness	6
Physically/Developmentally Disabled	397

TABLE II	
NEED OF SUPPORTIVE HOUSING BY HOMELESS AND SPECIAL NEEDS	
Alcohol/Drug Abuse	400
Persons with AIDS or related diseases	50
Victims of Domestic Violence	25
Homeless Veterans	0

L. Persons with Disabilities

Utilizing various information available to the Municipality of Juana Díaz including both the U.S. Census (2000), the Puerto Rico Planning Board, and likewise numerous state and local agencies having to deal with disabilities likewise have estimated our needs fairly accurately.

According to the Puerto Rico Developmental Disabilities Planning Board, it is a nationally accepted fact that approximately 10 percent will have one form or another of a developmental disability. Juana Díaz with a 2000 total population, approximately 200 persons are classified as having a developmental disability.

M. Persons With Physical and Developmental Disabilities

Within Juana Díaz 910 persons are having either a physical or developmental disability, either as having either a physical or developmental disability, either as other family members, or residing within a rental unit.

One of the projects requested within the housing rehabilitation, a part of which, will be to correct health or safety hazards, in order to correct health or safety standards or codes, and/or to improve general living conditions of standards or codes, including improved accessibility by handicapped persons.

Due to the establishment of the shelter, of the developmentally disabled population but not all. The same services are rendered in the adjacent Metropolitan Municipality.

Within Juana Díaz several obstacles prevent the disabled from obtaining adequate housing:

Proper accessibility;

Centrally located housing convenient to public transportation;

N. The need for additional rent subsidies as those afforded HUD's tenant-based subsidized housing programs.

It is the intent of the present Mayor to provide new housing for other sources in order to provide additional supportive units over the next five years and anticipated needs within this same segment of its society.

Needless to say, any additional new units, or for that matter rehabilitated units will be required among other things for handicapped persons as required for most of all existing units occupied by the disabled properly equipped to meet the special needs of this same category.

O. Estimate of Housing Needs Projected

The projected housing on various sources such as the 2000 Census, Puerto Rico Planning Board, Puerto Rico Department of Housing, and the local Section 8 Office. Housing needs of communities of which Juana Díaz is no different, come about following:

1. High housing costs;
2. Housing located in areas subject to landslides, or unstable terrain;
3. Physically deteriorated housing;
4. Inadequate and overcrowded units.

The Puerto Rico Planning Board clearly indicates which a dwelling unit would be classified as being inadequate housing:

- a. High Housing cost;
- b. Being overcrowded;
- c. Being in a physical deteriorated condition.

It is in this regard that operational through precise definitions as a unit is considered overcrowded persons and have 1.5 persons or more per room.

individual units way beyond the reach of low income families.

The tenant-based housing assistance program which is administered by the Municipality of Juana Díaz, and funded by the U.S. Department of Housing and Urban Development include the following categories:

Housing Choice Vouchers	- 82-
Family Self-Sufficiency	- 33-
Total HUD approved units	-115-
Portability	- 11-
Total Tenant-based units	<u>-126-</u>
Administered by the Municipality	-126-

The need for secure, decent and sanitary housing within the Municipality of Juana Díaz, is the fact that there is some 267 family currently seeking housing under this same program. **When an acceptable household within Puerto Rico is 3.5 persons per family, these households seeking housing under the Tenant-based program are representative of some 935 persons or 1.8% of the total Municipal population.**

The following table represents the households by income group in Juana Díaz:

ALL HOUSEHOLDS				
TOTAL	INCOME GROUPS			
	Very Low	Other Low	Moderate	Above
14,028	3,250	1,915	2,598	6,265

B. Demand for Housing

There clearly is a demand for housing in Juana Díaz, primarily to its location. The Municipality of Ponce and in close proximity to the area of Ponce possess the necessary major highways connecting with each of these areas. The desire for housing within Juana Díaz is primarily among the residents and daughters of residents of Juana Díaz, as a result of the general lack of government assistance and/or subsidies in order to purchase a home.

Nevertheless, the high cost of acquisition coupled with the high cost of construction and the general lack of governmental subsidized houses, places a total population of Juana Díaz in a position that would require some form of government assistance and/or subsidies in order to purchase a home.

TABLE V				
PERCENT OF RENTER HOUSEHOLDS WITH ANY HOUSING PROBLEMS: 2000				
TOTAL	0-30%	31-50%	51-80%	>80%
49.9	58.7	54.8	51.0	36.7

Source: CHAS Data Book (2000)

D. Housing Market and Inventory Conditions

Both the 2000 Census of Population and Housing Affordability Strategy (CHAS) Data book provides an accurate picture of the market conditions within the Municipality of Juana Díaz.

Without exception of the total housing units (16,490), some 14,954 were occupied on a year round basis. In this category, some 12,015 are occupied by the owner while the remainder 2,939 are occupied by renters, with the balance of 1,536 units being vacant.

It should be noted again, that the 1,536 vacant units are for the most part due to the high cost of additional subsidized rental assistance programs in order to assist moderate income families who are unable to make payments, in addition to making other basic expenses such as food, clothing, electric and water service.

E. Identification of Concentrations of Low Income and Ethnic Minorities

Due to Juana Díaz's land area, there are no definable poverty areas (urban) with the exception of the location of the Public Housing Projects, that can be defined as areas of concentrations of poverty. That 73.6% of the total population has been classified as having incomes below the poverty level. These same poverty areas are clearly spread throughout the entire municipality.

In terms of concentrations of either, racial or ethnic minorities, the Census does not provide a breakdown of such categories within the municipality. As such, the population statistics include all races.

XI PHA'S RENT DETERMINATION

A. Total Tenant Payment

Computation of the total-tenant payment (TTP) will be in accordance with 24 CFR Part 5, Section 5.613. The computation of TTP will be in accordance with the following formula:

G. Payment Standard

A payment standard A payment standard A payment standard A payment standard will be set for the PHA jurisdiction as established by QWHRA. The Municipality of Juana Díaz has a payment standard of 100% of the FMR Metro Area.

The following represents the subsidy standards number of bedrooms required for families of various sizes and compositions:

0 BR	1 BR	2 BR	3 BR	4 BR
352	382	423	588	670

The local area Office of HUD, namely the local area Office of HUD, namely the Analysis Division (EMAD), as well as the HUD Analysis Division (EMAD), as well as consulted on an annual basis, so as to confirm that the data is accurate and reflect the general cost of housing for our area.

In the case of the PHA requesting a revision PHA will include documentation units in our area. In this regard the PHA's recommendation such analytical data such as:

Evidence that significant changes in rents experienced in the rental market, which differ from changes measured by the Consumer Price Index used to update the Annual Housing Services based on Rent.

When convenient and/or housing Market surveys that indicate the levels for standard units of various sizes within the designated FMR area.

H. Determination of Unit Size in Relation to Family Composition

The Municipality of Juana Díaz has applied the requirements when determining the unit size under our subsidy standards:

1. The subsidy standards provide for the number of bedrooms required to house a family without overcrowding;
2. The subsidy requirements are consistent with space requirements under the Housing Quality Standards;

B. Hearing Procedures [24 CFR 982.555 (a-f) & 982.54(d)(13)]

The following represents the Municipality of the following procedures for conducting an informal hearing for participants:

1. The family will be afforded an opportunity to examine PHA documents that are deemed necessary before the hearing. The PHA will permit the family to examine the document at the family's expense.
2. It is agreed that the PHA must be given the opportunity to examine any family documents that are relevant to the hearing. The PHA is released from any such documents at its own expense. If the family should the family not make the document examination at the request of the PHA, the family is permitted to submit the document(s) at the hearing.

C. Representation of the Family

The Municipality agrees that, at its own expense, the Municipality agrees that the family will be represented by legal counsel or other representative(s).

D. Hearing Officers

The hearing will be conducted by a member of the Municipality, or by any other person so designated by the Mayor, other person who made or approved the decision under the authority of the Municipality in appointing the hearing officer. The Municipality is empowered to regulate the conduct of the hearing.

E. Evidence

The Municipality and the family agree that the Municipality will present evidence as well as question the evidence presented by the family. The Municipality agrees that the evidence presented by the family will be admitted to the hearing proceedings.

F. Issuance of Decision

The Municipality has agreed that the hearing must issue a written decision within thirty (30) days of the hearing, which states the reasons for the decision. The Municipality has agreed, that factual determinations regarding the family will be based on a preponderance of the evidence.

G. Effect of Decision

The Municipality will not be bounded described in section 982.555(f) of the Federal Register.

H. Complaints to the Municipality

The Municipality will respond promptly to complaints from owners, employees, and members of the public. The procedures will be provided to the families in the briefing packet.

XV ADDITIONAL INFORMATION REQUIRED

SUBSTANTIAL DEVIATION FROM 5-YEAR PLAN OR AMENDMENT AND/OR MODIFICATION TO ANNUAL PLAN

In accordance with established HUD will be the basic criteria that will be utilized by the Municipality of Juana Diaz. It will constitute a substantial deviation from the Annual Plan submitted to HUD after having met the full public process requirement, including but not limited to a Resident Advisory Board Review:

Changes to rent (i.e., minimum rent), admission policies and/or organization of the waiting list;

Additions of new activities not included in the Annual Plan.

Any change with regard to the administrative housing programs limited to the establishment of the homeownership program.

Changes to the grievance procedure as established within the Administrative Plan.

Notwithstanding, the Municipality will not constitute a substantial deviation from the HUD approved 5-Year Plan:

Any substantial modification to the PHA's mission statement and/or objectives.

An exception to this definition will be made for any changes adopted to reflect changes in HUD. Furthermore, these same changes will not be considered deviations or significant amendments by the Municipality.

XVI SCREENING AND TERMINATION OF FEDERALY ASSISTED HOUSING PROGRAMS FOR ABUSE AND OTHER CRIMINAL ACTIVITY

1. Purpose

All federally assisted housing programs are intended to help and raise families, not a place to commit crime, to neighbors. It is the intention of the Municipality to implement a policy designed to:

- A. Help create and maintain a safe and drug-free community.
- B. Keep program participants free from threats and family safety.
- C. Assist families in achieving a level of self-sufficiency whenever possible.

2. Administration

All screening and termination of programs administered fairly and in such a manner as to not discriminate on the basis of race, color, nationality, religion, family status, disability, sex, or other legally protected groups.

To the maximum extent possible, the Municipality and governmental entities in the community shall promote and support a policy.

3. Denial of Admission and Termination of Programs for Abusers

A. Prohibiting Admission of Drug Criminals

The Municipality of Juana Díaz will deny admission to a program of an applicant if a household member has been convicted of a crime involving the use of a firearm or a controlled substance while residing in a federally assisted housing program. However, the Municipality may determine:

That the evicted household member has been engaged in drug-related activities; or
That the evicted household member has successfully completed a supervised drug rehabilitation program approved by the State;

That the circumstances leading to That the circumstances longer exist such as that the longer exist such as that the member has dies or is imprisoned.

The Municipality has established the fThe Municipality standards for prohibiting admission:

The Municipality has determined thaThe Municipal household member is currently engaging illegal use of a drug;

The Municipality has detThe Municipality has deteTh reasonable cause to believe that a household member s illegal member s illegal drug use or amen drug use may threaten the hedrug use may threaten right to peaceful enjoyment of the premright to peaceful other residents;

Any hoAny houAny household member has e convicted of drug-related criminal activity manufacture or promanufact methamphetamine on the premises of fed assisted housing.

B. Prohibiting Admission of Other Criminals

The Municipality has establThe Municipality has establish prohibit admission to prohibit admission to the household is subjthe household is subjectthe household requirement under a State sex offender regirequirement program. The Municipality will screen the familprogram performing a criminal history background necessary to determine whether any l member is subject to a lifetime sex offender registrati requirement in the State where the housing is located and in other States where theand in other States where the housing known to have resided. known to have resided out through the Puerto Rico P issues **Certificate of Good Conduct**.

C. Prohibiting Admission of Alcohol Abusers

The Municipality will prohibit admission to the program it is determined that a hprogram it is determined abuse or pattern of abuse of alcohol m health, safety, or right thehealth, safety, or right to peach premises by other residents.

4. **Terminating Assistance for Drug Criminals and Other Criminals**

The Municipality will terminate assistance to the Municipality will terminate assistance to the program if it is determined that:

Any household member is currently engaged in a use of a drug;

A pattern of illegal use of a drug by interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.

The Municipality will immediately terminate assistance to a family under the program if it is determined that a member of the household has ever been convicted of drug-related criminal activity for manufacture or distribution of methamphetamine on the premises of federally assisted housing.

The Municipality will terminate assistance to a family if it is determined that a member of the household has violated the family's obligation under Section 982.551 which states that the family will not engage in criminal activity.

5. **Terminating Assistance for Alcohol Abusers**

The Municipality of Juana Díaz will terminate assistance to the Housing Choice Voucher Program if it is determined that a member of the household has abused or pattern of abuse of alcohol may threaten peaceful enjoyment of the premises by other residents.

XVII POLICY CONCERNING DENIAL AND TERMINATION OF ASSISTANCE TO DRUG CRIMINALS AND ALCOHOL ABUSERS

A. **Prohibiting Admission of Drug Criminals**

The Municipality of Juana Díaz will terminate assistance to the program of an applicant for five years from the program of an applicant if a member has been evicted from federally assisted housing for drug-related activity. However, the Municipality may admit the household if the member has not been evicted for drug-related activity.

1. ThatThat the evicted householdThat the evicted household member has completed a drug-related drug-related criminal activity has completed a supervised approved by the State;
2. ThatThat the That the circumstances leading to eviction no longer exist such as that the criminal household member has dies or is imprisoned.

TheThe Municipality has establishedThe Municipality has established the prohibiting admission:

1. TheThe Municipality has determined that any household membermember is currently engaging in illegal member is controlled substance;
2. TTheThe Municipality has determined thatThe Municipality has determined causecause to believe that a household member drug usedrug use or a pattern of illegal drug use maydrug use or a thethe health, safety, or right to peaceful enjoyment of the premises by other residents;
3. AnyAny household member has ever beenAny household member drug-redrug-relateddrug-relateddrug-related criminal activity for pproductionproduction of methamphetamine on the premises federally assisted housing.

B. Prohibiting Admission of Other Criminals

TheThe Municipality has established standards that prohibit admissionadmission to the programadmission to the program if any member of the household registrationregistration requirement under a State sex offender registration programMunicipalityMunicipality will screen theMunicipality will screen the family by performing a checkcheck necessary to determine whether any household member is subject to a lifetime lifetime sex offender registration requirementlifetime sex offender registration requirement is located and in otheis located and in other States is located and in other States where the household resided.resided. This screening is to be carried-out through the Puerto Ricoresided. Department, which issues *Certificate of Good Conduct*.

C. Prohibiting Admission of Alcohol Abusers

TheThe Municipality willThe Municipality will prohibit admission to the program if it is determined that a household member s abuse or pattern of abuse of alcohol may threatenthreaten the health, safety, or right to peaceful enjoyment of thethe health, safety, or right to peaceful enjoyment of the residents.

D. Terminating Assistance for Criminals

The Municipality will terminate assistance for a family the Municipality the program if it is determined that:

1. Any household member is currently engaged in any illegal use of a controlled substance;
2. A pattern of illegal use of a drug by any household member interferes with the health, safety, or right to peaceful enjoyment of the premises;
3. The Municipality will immediately terminate assistance for a family under the program if it is determined that any member of the household has ever been convicted of drug-related criminal activity for manufacture or production of a controlled substance on the premises of federally assisted housing;
4. The Municipality will terminate assistance to a family if it is determined that a household member has violated the family's obligation under Section 982.551 which states that a household member shall not engage in any drug-related criminal activity.

E. Terminating Assistance for Alcohol Abusers

The Municipality of Juana D. will terminate assistance for a family the Housing Choice Voucher Program if it is determined that a household member's abuse or pattern of abuse of alcohol may threaten the right to a peaceful enjoyment of the premises by other residents.

F. Notice of Termination of Assistance

If the Municipality decides to terminate the assistance to the family, the provisions and procedures set forth in Section XVII, chapter shall be adhered to.

XVIII SUMMARY

In order to comply with 24 CFR Part 903, PIH Notice 2003-34, December 19, 2003, which outlines the implementation of the Integrity Improvement Project (RHIIP), and the Act of 2002 as mandated by HUD, the Municipality of Juana Díaz has adopted the following standards and procedures to be carried out in order to achieve the following objectives and goals.

Additionally, these same standards and procedures will be used to ensure term compliance with the requirements of the Act of 2002, not necessarily limited to:

1. To provide low and very low income families with the freedom of choice and mobility in selecting where they want to live.
2. To maintain the essential elements of the relationship between the tenant and the landlord.
3. To develop and implement a strong financial management system so as to ensure HUD's goal of improving efficiency and oversight to make certain that the correct assistance goes to the families that needed most.
4. To develop strategies to coordinate the use of housing assistance under the Housing Choice Voucher Program with public and private resources, to enable families eligible to receive assistance under this same program to achieve economic independence and self-sufficiency.

It should be noted, that the Section 8 Office within the Municipality of Juana Díaz will implement the necessary management controls, so as to assure, that the individual components of the Plan are:

1. Completed within a timely manner in compliance with the requirements;
2. Compliance with the SEMAP indicators;
3. Compliance with the Rental Housing Improvement Project (RHIIP) and other related HUD regulations;

4. That they are indeed in total and state applicable regulations.

Once a year a physical audit will be accomplished which will include not only the accountability of funds, but also an audit of the funds used to carry out the mandate of the Tenant-based Housing Assistance Program. An in-depth review will be on an on-going basis will serve to determine the effectiveness of individual programs based upon such data as:

1. Families Assisted;
2. Adherence to the Rental Housing Project (RHIIP) so as to assure deficiencies detected during the RIM Review HUD or their designee.
3. Subsidies granted;
4. Complaints resolved;
5. Families that moved onto become first-time homeowners;
6. Families that moved from temporary shelter to permanent housing such as the Housing later moved on to become homeowners;
7. Compliance with HQS as established by HUD;
8. The effectiveness of communication by various Municipal, State and Federal Agencies and citizens.

Furthermore, reviews will also serve to identify implementation problems or non-compliance with goals and objectives of the resources were used to assist the maximum number of beneficiaries.

The use of this same data will assist the Mayor, Municipal Assembly, interested citizens of the Tenant-based Housing Assistance Program strategy due to perhaps changes in the population characteristics market within the Municipality of Juana Díaz.

In conclusion, the following areas will be monitored during the monitoring process:

Cash/Management System;

Budget Controls;

Families served by income level (low, moderate);

Compliance with HQS, Quality control and Targeting as set forth in HUD regulations;

Identify weakness and problem areas;

Effective Internal Control System so as to reduce administrative errors;

Prepare the necessary financial data to report to HUD;

Timely, accurate and complete information forecasting and policy decision making;

Staff resources and performance;

The Municipality of Juana Díaz feels rather strongly that the Municipality of Juana Díaz contained herein will effectively perform the necessary monitoring of these same programs so as to assure that these same programs comply with the applicable regulations promulgated by HUD.

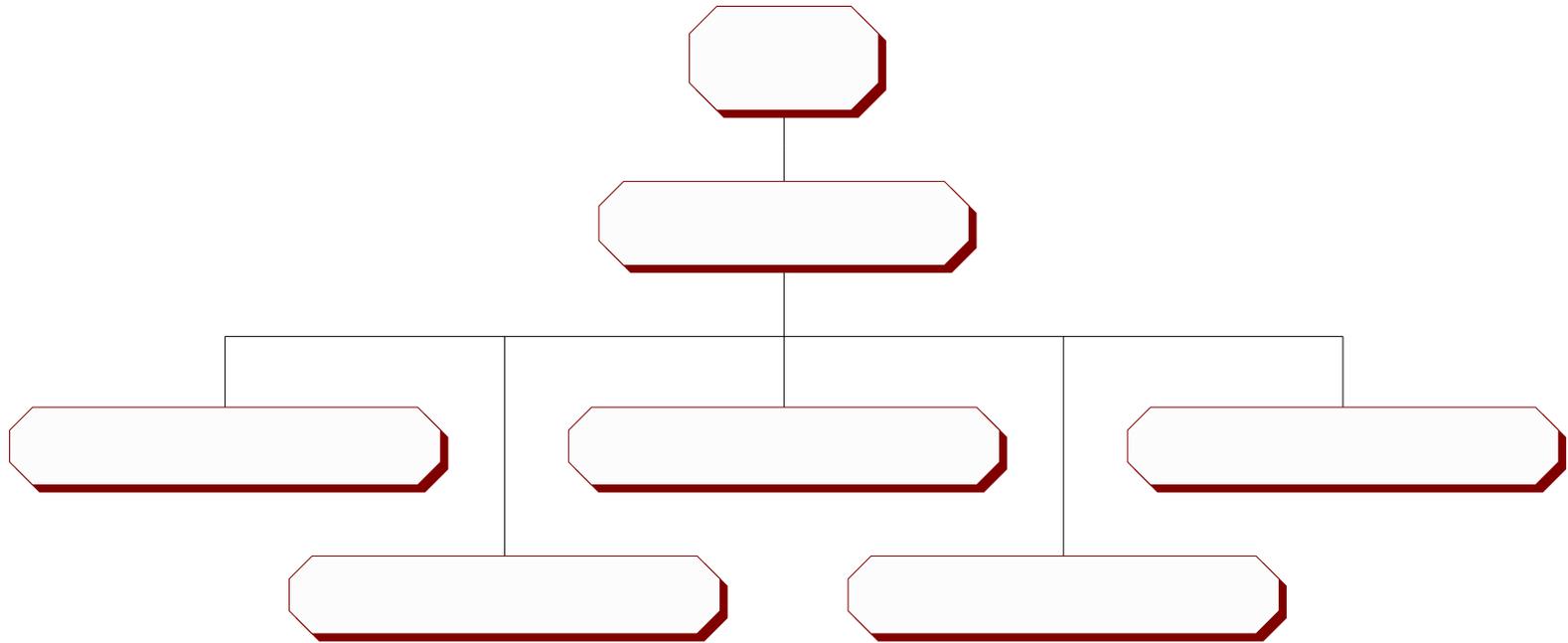
COMMONWEALTH OF PUERTO RICO

Municipality of Juana Díaz

La Ciudad del Mabi

RQ038

HOUSING CHOICE VOUCHER PROGRAM



COMMONWEALTH OF PUERTO RICO
Municipality of Juana Díaz
La Ciudad del Mabi
RQ038

HOUSING CHOICE VOUCHER PROGRAM

The following programs are administered by the Municipality of Juana Díaz:

**Housing Choice Voucher Program
Family Self-Sufficiency**



PHA Plans

Streamlined 5-Year/Annual Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Informational Sheet Attachment (rq038c01) for:

Municipality of Juana Díaz – RQ 038

Streamlined Annual Plan for Fiscal-Year 2006

PHA Plan Agency Identification

PHA Name: Municipality of Juana Díaz

PHA Number: RQ038

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

PHA Plan Contact Information:

Name: Hon. Ramón A. Hernández Torres, Mayor

Phone: 787-837-2185

Address: 35 Degetau Street
Juana Díaz, PR 00795

Fax: 787-837-8962

Postal: PO Box 1409
Juana Díaz, PR 00795-1409

Name: Ramonita Rentas Ocasio, Federal Funds Director

Phone: 787-837-2185, ext. 2210

Fax: 787-837-8962

Name: María M. Boglio Rentas

TDD:

Email (if available): sec8Jdiaz@yahoo.com

Mission Statement

The mission of the Municipality of Juana Díaz is to be contributing partner with low income individuals and families by assisting them in obtaining decent, safe, and affordable housing that will enhance their self-esteem and contribute to their success in meeting life's many challenges.

The Municipality will endeavor to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families served, without discrimination.

The staff and the Housing Program is committed to providing quality, affordable housing in a safe environment as well as in an efficient and creative manner. Through partnerships forged with the program participants and other groups, the Municipality will provide opportunities for those served to become self-sufficient.

It is the Municipality's belief that the mission will be accomplished by a fiscally responsible and creative organization committed to excellence in public service.

Required Attachment A: Membership of the Resident Advisory Board

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The Resident Advisory Board, for the Municipality of Juana Díaz's locally administered Housing Choice Voucher Program, was duly elected by the families participating within the program. The Board is composed of 5 members and the term of the board is one year. Annually the families come together to vote and elect their board members. The following is a list of the members that make up the board:

1. President

Luz M. Correa
Urb. Hermanos Santiago, Hostos #14
Juana Díaz, Puerto Rico

2. Vice-President

Hilda Perez
Urb. Jardines de Santo Domingo, Calle 3, G-8
Juana Díaz, Puerto Rico

3. Secretary

Kariem Lopez
Urb. Del Carmen, Edificio Muñoz
Juana Díaz, Puerto Rico

4. Vocal

Karen Rosario
Esquina Lincoln, Edificio Francisco Cruz
Juana Díaz, Puerto Rico

5. Vocal

Aida Figueroa
Jardines de Santo Domingo, Calle 5, E-8
Juana Díaz, Puerto Rico

Required Attachment B: Resident Advisory Board (RAB) Recommendations and Response

The Resident Advisory Board (RAB) for the Municipality of Juana Díaz met and discussed the overall structure of the Annual Plan to be presented to HUD in accordance with established rules and regulations.

Resident's Comments:

- ✓ Residents would like to see continued efforts made to encourage more landlords to participate in the program in order to increase housing choices.
- ✓ We have reviewed the plan and after reading various times, there are still things that the RAB did not fully understand due to the terminology and the lack of understanding of the English language. The RAB does feel that with the help of the Housing staff, most of the Annual plan was understandable and that it is a valuable source of publicly accessible information. On further comment, there is nothing in the plan that the RAB could think of that needs to be added, deleted or disputed.
- ✓ One member of the RAB commented that more help is needed to offset the economic situation of the Island as well as the rise in rates for water and electricity. Be it from HUD, the Central Government or the Municipality itself. Funding for the poor is getting scarce everyday. According to the RAB the situation is such that more aid is needed not less.
- ✓ The RAB wondered why the Annual Plan was structured in such a way that it did not afford for flexibility and/or adjustment for the unique situation faced by Juana Díaz and other Municipalities.
- ✓ Residents were encouraged that the Municipality's Informal Review Procedure is available to all Section 8 participants for their review.

Municipality's Response:

The Municipality intends to make continued efforts so as to encourage more landlords to participate in our locally administered Subsidized Housing Program. The Municipality considered the comments submitted by the RAB, but determined that no changes to the PHA Plan were warranted.

The board approved the plan and thanked the Municipality for allowing them to participate in the preparation of said plan.

Required Attachment C: Section 8 Homeownership Capacity Statement

The Municipality of Juana Díaz has decided to delay, indefinitely, the implementation of the Section 8 Homeownership Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by CFR part 982. The Municipality currently utilizes State resources such as those provided by the State Housing Department as well as the Commonwealth of Puerto Rico Housing Development Bank:

1. **“Llave para tu hogar”** – which is a State sponsored program designed to assist low-income families, who are in market to purchase a new home. The program provides a grant to these qualifying families from \$3,000 to \$15,000, which is used to bring the cost of the purchase down. These monies cannot be used as part of the closing cost. It is the responsibility of the family to secure the closing cost funding. The selling price of the home cannot be more than \$70,000.00
2. Homebuyer Program sponsored by the US Department of Agriculture, Rural Development Administration.
3. The Municipality is in the planning stage of low cost housing project for low-income families within the Municipality.

The Municipality is continuing its examination of the Homeownership Program Final Rules as proposed and its feasibility of implementation in Juana Díaz. The Municipality has serious concerns that based on the limitations of HUD’s final rule and the dynamics of the Juana Díaz, the program may not be viable. Therefore, Juana Díaz has made no determination at this time as to whether it will implement such a program during 2006-2007. The Municipality will continue to evaluate the implementation of the homeownership program and reserves its rights to implement Section 8 Homeownership by the capacity statement set out below.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price will come from the family’s resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Required Attachment D: Statement Regarding Deconcentration Policy

The Municipality of Juana Díaz, in accordance with our Administrative and Continued Occupancy Policy, will select and place tenants **to avoid concentration of the most economically and socially deprived families within the Housing Program using a broad range of incomes through rent ranges. Once a year the Municipality will conduct an analysis of the incomes of families residing in the Section 8 Tenant-based Housing Program, which is subject to the deconcentration rule to ensure compliance.**

Required Attachment E: Required Attachments (all are found in the Annual Plan Supplement – rq038a01)

- 1. Statement of Progress is located in the attached annual supplement, Section II, page 2.**
- 2. Summary of Policy or Program Changes For the Upcoming Year including a Policy Statement concerning Upfront Income Verification, Section IV, page 4.**
- 3. Homeownership Program is located in the attached annual supplement, Section V, page 5.**
- 4. Statement of Housing Needs is located in the attached annual supplement, Section IX, page 12.**
- 5. Statement of PHA's Rent Determination is located in the attached annual supplement, Section XI, page 23.**
- 6. Statement of PHA's Grievance Procedure is located in the attached annual supplement, Section XIV, page 28.**
- 7. Statement Regarding the steps the PHA will take to affirmatively further Fair Housing, Section VIII, page 9.**
- 8. Screening and Eviction or Drug Abuse and Other Criminal Activity, Section XVI, page 31.**
- 9. Statement concerning Additional Information Required, Section XV, page 30.**
- 10. Policy concerning Denial of Admission and Termination of Assistance for Criminals and Alcohol Abusers, Section XVII, page 33.**