

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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: 2007

PHA Name:

Municipality of Toa Baja

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 Toa Baja

PHA Number: RQ022

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units: **244**

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: Mrs. Carmen Corazón
TDD: (787) 784-1121

Phone: (787) 261-0244 xt. 402
Email (if available): toabahud@tld.net

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 2007
[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.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

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: **DOES NOT APPLY**

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 a, *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.

DOES NOT APPLY

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.

DOES NOT APPLY

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.)
Yes during this program year the municipality will implement the homeownership option.

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?N/A

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 will develop the program guidelines and will integrate the program to other local and state activities.

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):

Previous experience through out the use and management of HOME funds and other Federal and Local Programs.

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: **DOES NOT 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): **DOES NOT APPLY**

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)

Municipality of Toa Baja Consolidated Plan

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)
- Apply for additional Federal Funds.*
- Make alliances with public and private organizations to provide supportive and educational services to tenants.*

- Other: (list below)

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

Share information on Federal Programs, including NOFA's deadlines and other important data related to federal funds.

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
X	<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
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	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.	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
	Policies governing any Section 8 Homeownership program (Section ____ 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)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(list individually; use as many lines as necessary) -FSS Action Plan	
	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 Collateralization 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			\$			\$

B. CERTIFICATIONS TO BE SUBMITTED 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.*

(Attached next)

B. CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE

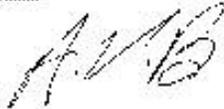
Streamlined PHA Plan PHA Certifications of Compliance

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations; Board Resolution to Accompany the Streamlined Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Streamlined Annual PHA Plan for PHA fiscal year beginning July 1, 2007, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, assurances with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The Streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed Streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection in least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Streamlined Plan and invited public comment.
4. The PHA will carry out the Streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, Title I of the Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For Streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
 - a. The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PHA Notice 06-2);
 - b. The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including but not limited to information about available sites and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - c. Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - d. The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - e. The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 983.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to drug-free workplace required by 24 CFR Part 24, Subpart E.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by the Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Hon. Amendment 1 and implementing regulations in 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will use appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related necessities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an accurate audit to determine compliance with program requirements.



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B. CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

19. The PHA will concentrate only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will not be covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.

20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.

21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7c Housing Needs
- 903.7a Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7b Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7e Additional Information
 - A. Progress in meeting 5 year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of the certification regarding its streamlined annual PHA Plan that:

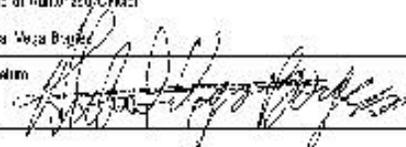
- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
- (ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
- (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Municipality of Teo Baja
 PHA Name

RQ 022
 PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 2007-2008

I hereby certify that all the information stated herein, as well as any information provided to the program evaluation committee, is true and correct. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (38 U.S.C. 1001, 1045, 1045a; 42 U.S.C. 5729, 5303)

Name of Authorized Official	Title
Arles Vega Briones	Mayor
Signature	Date
X 	April 9, 2007

C. COMPLIANCE WITH §903.11(c)(3) (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

To comply with the requirements of 24 CFR Part 903.11(c)(3) and as established in the Federal Register of November 8, 2004 (Vol. 69, No. 215, Page 64826), the PHA lists as follows, the policies and programs on §903.11(c)(3)) that have been revised since submission of its last Annual Plan:

(Other reference: Notice PIH 2003-21 (HA))

Policies/Programs on §903.11(c)(3)	Related Certification or Plan Component (of this template)
<i>(a) A statement of housing needs.</i>	Component A (<i>Section 5: Consistency w/Consolidated Plan + Section 6: Supporting Documents</i>); Component B (<i>Certification Form HUD-50076</i>); and, Component D (<i>Other Components: Attachment 3</i>)
<i>(b) A statement of the PHA's deconcentration and other policies that govern eligibility, selection, and admissions.</i>	Component B (<i>Certification Form HUD-50076</i>)
<i>(c) A statement of financial resources.</i>	Component A (<i>Section 6: Supporting Documents</i>);and, Component B (<i>Certification Form HUD-50076</i>)
<i>(d) A statement of the PHA's rent determination policies.</i>	Component A (<i>Section 6: Supporting Documents</i>); Component B (<i>Certification Form HUD-50076</i>); and, Component D (<i>Other Components: Attachment 1</i>)
<i>(e) A statement of the PHA's operation and management.</i>	Component A (<i>Section 6: Supporting Documents</i>);and, Component B (<i>Certification Form HUD-50076</i>)
<i>(f) A statement of the PHA grievance procedures.</i>	Component A (<i>Section 6: Supporting Documents</i>);and, Component B (<i>Certification Form HUD-50076</i>)
<i>(k) A statement of homeownership programs administered by the PHA.</i>	Component A (<i>Section 3: Homeownership + Section 6: Supporting Documents</i>); and, Component B (<i>Certification Form HUD-50076</i>)
<i>(l) A statement of the PHA's community service and self-sufficiency programs.</i>	Component A (<i>Section 6: Supporting Documents</i>);and, Component B (<i>Certification Form HUD-50076</i>)
<i>(o) Civil rights certification.</i>	Component A (<i>Section 6: Supporting Documents</i>);and, Component B (<i>Certification Form HUD-50076</i>)
<i>(p) Recent results of PHA's fiscal year audit.</i>	Component A (<i>Section 6: Supporting Documents</i>);and, Component B (<i>Certification Form HUD-50076</i>)
<i>(r) Additional information to be provided.</i>	Component D (<i>Other Components: Attachments 1 to 8</i>)

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

List of Additional Information and Attachments:

1. Amendment from Last Annual Plan: Rent Determination Policy (Minimum Rent & Payment Standard)
2. Progress in meeting 5-year mission and goals
3. Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
4. List of Persons assisting the meeting to designate the Participant Board and to revise the draft for Public Hearing and Review
5. Newspaper Ad Promoting and Announcing the Hearing Process
6. List of Persons Assisting the Public Hearing
7. Consultation Process: Comments of the Resident Advisory Board or Board & Explanation of PHA Response
8. Membership of the Resident Advisory Board or Boards

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

**Amendment from Last Annual Plan: Rent Determination Policy
(Minimum Rent & Payment Standard)**

1. Minimum Rent

The PHA's minimum rent will be \$25.00.

2. Payment (PMT) Standard

Due to changes in the FMRs of its jurisdiction, the Municipality of Toa Baja revised its Payment Standard and will establish it at 100% but below 110% of the FMR. Subject to HUD approval the established PHA Standard will be at or below 120% of the FMR. If such approval those not apply to our Municipality, then the Payment Standard will remain: at 100% but below 110% of FMR.

3. Preferences

The Municipality has changed the order of the preferences to the following:

Rank	Preference
1	Persons with impediments (any member of the family)
1	Hate crime victims
2	Elderly persons or families
3	Victims of domestic violence (court certified cases)
4.	Disaster victims (fire, hurricane, certified by the mayor)
5.	Residents of the Municipality of Toa Baja

3. VAWA Compliance

The Violence Against Women Act (VAWA) Amendments of 2005, requires the Municipality of Toa Baja to describe any goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

- The Municipality of Toa Baja supports the goals of the VAWA Amendments and will comply with its requirements.
- The Municipality of Toa Baja will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

- The Municipality of Toa Baja will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance.
- The Municipality of Toa Baja will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
- The Municipality of Toa Baja will develop policies and procedures as needed to implement the requirements of VAWA.

4. Sexual Offenders

The Municipality will modify its administrative plan to include the following policies:

Sex Related Criminal Activity

Anyone convicted of any type of sexual offense whether subject to lifetime registration requirement under state law or not required to register shall not be admitted to the Housing Choice Voucher Program.

In an effort to exclude “dangerous sex offenders” from the Housing Choice Voucher program, federal law prohibits anyone subject to state sex offense registries from admission or participation at the program. This lifetime exclusion from the program will protect children and other victims from violent, repeat sexual predators. In compliance with this requirement the Municipality will terminate assistance to any household in which a member is convicted for a sexual offense or who is subject to the lifetime registration or has been convicted for a sexual offense or who is subject to the lifetime registration.

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

Progress in Meeting 5-Year Plan's Mission and Goals

During the past years, the municipality made progress toward accomplishing these objectives. Highlights of achievements are as follows:

PHA Goal: Expand the supply of assisted housing.

The municipality's efforts under this goal include:

- *Continues seeking for opportunities to apply for additional rental vouchers by applying for the Fair Share Allocation of Incremental Voucher Funding (NOFA), and as they become available.*

HUD Strategic Goal: Increase the availability of decent, safe and affordable housing.

The municipality's efforts under this goal include:

- *All tenants were oriented about the mobility and portability options of the voucher program, during the initial meeting and as required*
- *Prospective landlords were oriented about the Section 8 Program requirements*
- *Newspapers ad and flyers were posted to outreach potential landlords*
- *Payment standards were revised*
- *HQS training will be provided*

HUD Strategic Goal: Improve community quality of life and economic vitality.

The municipality's efforts under this goal include:

- *The Municipality continues assisting an Elderly Center*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.

The municipality's efforts under this goal include:

- *Equal opportunity is offered to all participants*
- *Equal opportunity handouts and other orientation material is available for participants*
- *Enhance and promote the regulations' compliance*
- *Landlords and tenants are oriented regarding non discriminatory rules and politics*

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

(This certification is required due to the fact that an amendment was made since the last Annual Plan.)

(Attached next)

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

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

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Amel Vega Borges the Mayor certify that the Five Year and Annual PHA Plan of the Section 8 Housing (HCP) is consistent with the Consolidated Plan of Municipality of San Juan prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany the HUD-50075
OMB Approval No. 2577-0096
Expires 03/31/2007
(7559)
Page 1 of 1

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

List of Persons Assisting the Meeting to Designate the Participant the Participant (Resident) Advisory Board and to Revise the Plan Draft

(Attached next)

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

Fecha: 02-08-2007

Sra. Carmen Corazón, Coordinadora
Programa Sección 8
Municipio Toa Baja

Estimada señora Corazón;

La Junta de Participantes certifica que revisó el borrador del *Plan Anual* del Programa de Sección 8 de nuestro municipio.

Luego de una revisión detallada del borrador y ser orientados sobre el proceso, consideramos que el mismo puede ser presentado en audiencia pública; para revisión y comentarios de todo el que así quiera hacerlo.

Cordialmente,

REPRESENTANTES JUNTA DE PARTICIPANTES
PROGRAMA SECCION 8 - TOA BAJA

NOMBRE:

FIRMA:

Claribel Martínez

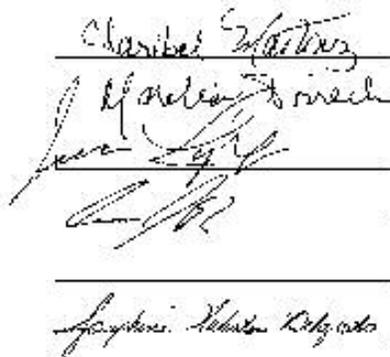
Marilyn Torreal

Juan López

Carmen I. Ortiz

Carmen Dávila

Josephine Valentin Delgado



D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)



REUNION REVISION BORRADOR PLAN
PROGRAMA SECCION 8
MUNICIPIO DE TOA HAIA

Fecha: 2-8-2007

NOMBRE:
JUAN LOPEZ

Josephine Valentin

Claribel Martinez

Marilia Torrech

[Signature]

FIRMA:
[Signature]

[Signature]

Claribel Martinez

Marilia Torrech

CARMEN I. ORTIZ

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

Newspaper Ad Promoting and Announcing the Hearing Process

(Attached next)

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

List of Persons Assisting to the Public Hearing

(Attached next)

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

Consultation Process: Comments or the Residents Advisory Board or Boards & Explanation of PHA Response

BEFORE THE PUBLIC HEARING:

On February 2007, a meeting was held with Participant (Resident) Advisory Board to revise the Plan Draft. Those that assisted were oriented regarding the role and responsibilities of the Participant Advisory Board, as per the 24CFR903.13, the Notice 2000-36 (HA) and HUD webpage.

Once the assistant were fully informed about the need of their active participation in the Section 8 Program, they were brief about the PHA Plans processes, which included the presentation of the last approved Plan and the 2007 Annual Plan draft (a copy of both Plans were given to them for review). The plan components were fully discussed in Spanish as well as all its Appendixes and Supporting Documents. Also they were informed about the availability of all the Section 8 Program documents and rules, for review not only during this process but at any time during working hours. At the end of the presentation they were asked to bring more commentaries and suggestion at any time during the process and at the Public Hearing, to be held on March. They were urged to bring before the Public Hearing, any additional matter or information they wanted or will liked to be provided during the Hearing, specially of those other initiatives and programs that the PHA have available, as well as of any component of the Plans.

The participants asked and required more information regarding:

1. Status of the FSS Program implementation
2. Minimum rent
3. Timeframe to obtain/provide required documentation (eligibility politics) and/or notify change of unit (mobility rules)

Some information was provided at the meeting with the compromise of proving them with more information (brochures, briefing and/or contacts) during the Public Hearing.

The Plan draft was fully discussed and reviewed. Those that agreed become the Participants Advisory Board. Due to the fact that doubts were clarified, the Participants (Residents) Advisory Board endorsed the publication of the ad announcing the Public Hearing and Review of the Plan.. **(See the attached endorsement letter.)**

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

AFTER THE PUBLIC HEARING:

The Hearing was initiated with the lecture and presentation of the ad announcing the availability of the Plan Draft and the date of the hearing. Following this, the Plan Draft, the attachments, amendments and its relation with the last approved Plan were discussed; as well as a summary of the inquiries from the previous meeting and its commentaries.

Due to the fact that the Plan was revised, doubts were clarified and there were no further changes or comments, the Board endorses the PHA's Annual Plan.

D. OTHER COMPONENTS (CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE)

Membership of the Resident Advisory Board or Boards

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.)

A Notice is posted in the PHA's Main Office's Bulletin Board, announcing the meeting to designate the Participant Advisory Board and to revise the Plan Draft.

All the head of the participants' families, that are model representatives of the Section 8 Program, were invited to a meeting where they were invited to become part of the Participants' Board. Those who accepted are the designated members of the Board.

They were appointed on January 2006 and will be appointed again by December 2008.

In the PHA (Municipality of Toa Baja) the Mayor is the Executive Director (Section 8 – HCV - Program). Governing Board is for Public Housing. In Tenant Based (Section 8 - HCV) there is, instead, a Participants Advisory Board. The Official in charged for designating the Participants Advisory Board is the Section 8 (HCV), Federal Affairs or Housing Department Director or Coordinator. In the Municipality of Toa Baja, Mrs. Carmen Corazón is the Section 8 Program Coordinator.

The Participant Advisory Board's members for the PHA are:

1. Claribel Martínez
2. Marilia Torrech
3. Juan López
4. Carmen I. Ortiz
5. Josephine Valentín Delgado