

# 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)

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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.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2007

**PHA Name: *Municipality of Las Marías***

**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 Las Marías

**PHA Number:** RQ046

**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: *40*

**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: Mr. Luis Aponte  
TDD:

Phone: (787) 827-2385

Email (if available): lasmaria@coqui.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 = *DOES NOT APPLY*  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs = *DOES NOT APPLY*  
**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 = *DOES NOT APPLY*
- 8. Capital Fund Program 5-Year Action Plan = *DOES NOT APPLY*

**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.**

**C. Compliance with §903.11(c)(3)**

**D. OTHER COMPONENTS (HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE)**

- 1. Progress in meeting 5-year mission and goals

2. List of Persons assisting the meeting to revise the Plan draft
3. Newspaper Ad Promoting and Announcing The Hearing Process
4. List of Persons Reviewing The Plan Draft Before The Public Hearing
5. List of Persons Assisting The Public Hearing
6. Consultation Process: Comments of the Resident Advisory Board or Boards & Explanation of PHA Response
7. Membership of the Resident Advisory Board or Boards

**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.

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

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):

<b>HOPE VI Revitalization Grant Status</b>	
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.) *Not for Now.*

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)?

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:

***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):

## **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.

*There have been no additional changes since last submission.*

1. Consolidated Plan jurisdiction: (provide name here)

*Commonwealth of Puerto Rico Consolidate 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
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
	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) <b>- Equal Opportunity Housing Plan</b>	(specify as needed)
	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

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
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

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
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**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
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 2006. As requested referred to in the Streamlined Annual Plan, attached thereto, I do hereby certify that this document is a part and make the following certification, agreement, with, and agreement to the Department of Housing and Urban Development (HUD) in connection with the submission of this 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) in 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 residing by the PHA, and provided the Board an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA took the proposed streamlined Annual Plan, including policy and program changes since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at 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, the Fair 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 additionally further further housing by examining local programs or proposed programs, identify any impediments to fair housing choice with those programs, address those impediments in a reasonable fashion in view of the resources available and will avoid jurisdictional impediments to impede any of the jurisdiction's initiatives to affirmatively further fair housing that require PHA involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy that is not set existing laws: *DOES NOT APPLY HERE only* The PHA regularly submits required data to HUD's WCCS in an accurate, complete and timely manner (as specified in 24 CFR Part 96.2):
  - 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 basic 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 of construction;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending court case brought by HUD;
  - The PHA shall take reasonable measures to assure that any waiting list is consistent with affordable housing;
  - The PHA provides to review of its site-based waiting list policy to determine if it is consistent with civil rights laws and regulations as specified in 24 CFR part 96.2(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 5 of the Housing and Urban Development Act of 1968, Employment Opportunities for Lower-Middle 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 a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 35, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal transactions, in accordance with the Hybrid Amendment and implementing regulations at 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 1996 and implementing regulations at 49 CFR Part 2, as applicable.
13. The PHA will take appropriate affirmative action toward contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD at the responsible entity's request documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities 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 95.29 and facilitate an effective audit to determine compliance with program requirements.

## B. CERTIFICATIONS TO BE SUBMITTED TO LOCAL HUD FIELD OFFICE

17. The PHA will comply with the Local-Board Point-Pointing Prevention Act and 24 CFR Part 35.  
 18. The PHA will comply with EEO policies, guidelines, and requirements of HUD Circular No. A-93 (EEO Principles for State, Local and Indian Direct Governments) and 24 CFR Part 85 (Administrative Requirements for Grant and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).  
 19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are allowable under the regulations and included in its streamlined Plan.

20. A Certification and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and at 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 of 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 and/or of its last Annual PHA Plan (week of policies, programs, and components that have been changed):

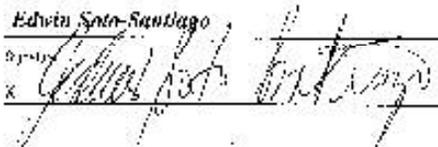
- 903.7a Housing Needs
- 903.7b Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Anti-Discrimination Policies
- 903.7e Demolition and Repairs
- 903.7f Homeownership Programs
- 903.7g Additional Information:
  - A. Program(s) meeting 5-year mission and goals
  - B. Criteria for substantial deviation and significant deviations
  - C. Other information requested by HUD
    - 1. Resident Advisory Board consultation process
    - 2. Membership of Resident Advisory Board
    - 3. Resident Leadership on PHA governing board *(No Gov. Board - HCV Prog. only)*

22. The PHA provides assurance as part of this 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 *(No Gov. Board - HCV Prog. only)*  
 (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 Las Marías \_\_\_\_\_ RQ046  
 PHA Name PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 2007

HUD is not responsible for the accuracy or completeness of the information provided in this certification, or the performance of the program by the PHA. HUD is not responsible for the accuracy or completeness of the information provided in this certification. (14 USC 1077, 2002, 1012, 21 USC 1025, 1029, 1036)

Signature of PHA Head <u>Edwin Soto-Santiago</u> Signature: 	Title <u>Mayor</u> Date <u>03/16/2007</u>
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**B. 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, Angel G. Cardillo-Rodríguez, Esq. the Commissioner certify that the Five Year and Annual PHA Plan of the Municipality of Las Marías is consistent with the Consolidated Plan of Puerto Rico prepared pursuant to 24 CFR Part 91.

 2/27/07  
Signed / Dated by Appropriate State or Local Official

Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan is Accompanying the HUD-50075 OMB Approval No. 2577-0226 Expires 01/31/2002 (7559) Page 1 of 1

## C. COMPLIANCE WITH §903.11(c)(3)

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))

<b>Policies/Programs on §903.11(c)(3)</b>	<b>Related Certification or Plan Component (of this template)</b>
<i>(a) A statement of housing needs.</i>	Component A ( <i>Section 5: Consistency w/Consolidated Plan + Section 6: Supporting Documents</i> );and , Component B ( <i>Certification Form HUD-50076</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> ); and, Component B ( <i>Certification Form HUD-50076</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 7</i> )

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

*List of Additional Information and Attachments:*

1. Compliance with Notice 2006-23 Violence Against woman
2. Progress in meeting 5-year mission and goals
3. List of Persons assisting the meeting to revise the draft for Public Hearing and Review
4. Newspaper Ad Promoting and Announcing the Hearing Process
5. List of Persons Reviewing the Plan Draft before the Public Hearing
6. List of Persons Assisting the Public Hearing
7. Consultation Process: Comments of the Resident Advisory Board or Boards & 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)**

### **1. In compliance with PIH Notice 2006-23 the Municipality is implementing the following policy:**

Goal: To attend the need of the women of Las Marías specially the need of the victims of domestic violence, dating violence, sexual assault, or stalking.

Objective: To provide housing services to victims of domestic violence, dating violence, sexual assault, or stalking.

Activities to be undertaken:

Visit communities to identify cases of domestic violence, dating violence, sexual assault, or stalking and to offer them services through the Section 8 Program.

Priority will be given to this population.

In addition the following programs will provide them supportive services:

- Child Care
- Housing Rehabilitation
- Citizen Affairs Office

### **2. 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.

Assistance will be terminated if any existing participant (any member of a household) is convicted or has been convicted of a sexual offense. The termination of assistance will be implemented immediately.

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

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

***PHA Goal: Expand the supply of assisted housing.***

*The municipality's efforts under this goal include:*

- *Applied for additional rental vouchers 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.*
- *Several landlords were oriented about the section 8 program requirements.*

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

*The municipality's efforts under this goal include:*

- *Nursing/Housekeepers Services were offered to the elders and family with disabilities.*
- *All tenants and landlords were oriented to enforce the Housing Quality Standards.*
- *Transportation services to attend medical appointments have been offered to the elders and family with disabilities.*

***HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.***

*The municipality's efforts under this goal include:*

- *Tenants were oriented about job training and placement opportunities in the municipality. Referrals were made to programs and agencies which provide jobs such as WIA, Nursing/Housekeeper and Clerical Jobs, among others.*

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

*The municipality's efforts under this goal include:*

- *Equal opportunity was offered to all participants including persons with disabilities.*
- *Equal opportunity handouts and other orientation material are available for participants.*
- *Tenants are oriented regarding the Equal Opportunity Act and the Hearing/Complaints processes.*
- *Equal opportunity handout is placed on the PHA main office.*

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

**List of Persons Assisting the Meeting to Revise the Plan Draft**

**(Attached next)**

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

24 de enero de 2007

Sr. Luis Aponte  
Coordinador Programa Sección 8  
Municipio de Las Marías

Estimado señor Aponte:

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

Después 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 SECCIÓN 8 - LAS MARIAS

NOMBRE:

FIRMA:

Maria I. Rosario

*Maria I. Rosario*

Gloria I. Vera Rosa

*Gloria I. Vera Rosa*

Wendalina Vázquez

*Wendalina Vázquez*

Viviana Roldán

*Viviana Roldán Zapata*

Rosalba Cabán

*Rosalba Cabán*

Felicita Ramos Rodríguez

*Felicita Ramos Rodríguez*

Antonia Roldán

*Antonia Roldán Zapata*

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



PAGINA \_\_\_\_\_

REUNION REVISION BORRADOR PLAN  
PROGRAMA SECCION 8 LAS MARIAS

24 DE ENERO DE 2007

NOMBRE:

FIRMA:

Luis F. Morales

[Handwritten Signature]

Mary M. Lopez Gonzalez

[Handwritten Signature]

Wilson Juchirano

[Handwritten Signature]

Victor Miranda

[Handwritten Signature]

Marilyn Gonzalez Valentin

[Handwritten Signature]

Jessica Rodriguez

[Handwritten Signature]

Vanessa Rodriguez Zapata

[Handwritten Signature]

Wendelin Higuera Caballero

[Handwritten Signature]

Felicita Ramos Rodriguez

[Handwritten Signature]

Robelia Cabán Valle

[Handwritten Signature]

Maria I. Rosario

[Handwritten Signature]

Carmen Castillo

[Handwritten Signature]

Lucia Rodriguez Alicia

[Handwritten Signature]

Getraia Padilla

[Handwritten Signature]

**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)**

1. UNIFORM NUMBER: 110004-110005-05 0117901-0110-0407

**LA MEJOR COBERTURA DE AUTOS**

La mejor cobertura de autos

Todos los viernes en **INORA**

**COMUNIDAD DE LA CIUDAD DE GUAYAMA**  
**GOBIERNO MUNICIPAL DE GUAYAMA**  
**ASISTENTE SOCIAL**

El presente informe tiene como finalidad informar a la Honorable Junta Municipal de la ejecución de los servicios de asistencia social durante el periodo comprendido entre el 1 de enero y el 31 de diciembre del 2005.

**DOÑA ESCOBAR, ROSA ELIZABETH**  
 C.I. 9.850.123  
 Domicilio: Calle 10, No. 100, Guayama, P.R.  
 Teléfono: (787) 744-1234

El presente informe tiene como finalidad informar a la Honorable Junta Municipal de la ejecución de los servicios de asistencia social durante el periodo comprendido entre el 1 de enero y el 31 de diciembre del 2005.

**DOÑA ESCOBAR, ROSA ELIZABETH**  
 C.I. 9.850.123  
 Domicilio: Calle 10, No. 100, Guayama, P.R.  
 Teléfono: (787) 744-1234

**GOBIERNO MUNICIPAL DE AGUADO**  
**ASISTENTE SOCIAL**

El presente informe tiene como finalidad informar a la Honorable Junta Municipal de la ejecución de los servicios de asistencia social durante el periodo comprendido entre el 1 de enero y el 31 de diciembre del 2005.

**DOÑA ESCOBAR, ROSA ELIZABETH**  
 C.I. 9.850.123  
 Domicilio: Calle 10, No. 100, Aguado, P.R.  
 Teléfono: (787) 744-1234

**GOBIERNO MUNICIPAL DE LAS MARÍAS**  
**ASISTENTE SOCIAL**

El presente informe tiene como finalidad informar a la Honorable Junta Municipal de la ejecución de los servicios de asistencia social durante el periodo comprendido entre el 1 de enero y el 31 de diciembre del 2005.

**DOÑA ESCOBAR, ROSA ELIZABETH**  
 C.I. 9.850.123  
 Domicilio: Calle 10, No. 100, Las Marías, P.R.  
 Teléfono: (787) 744-1234

**GOBIERNO MUNICIPAL DE GURABO**  
**ASISTENTE SOCIAL**

El presente informe tiene como finalidad informar a la Honorable Junta Municipal de la ejecución de los servicios de asistencia social durante el periodo comprendido entre el 1 de enero y el 31 de diciembre del 2005.

**DOÑA ESCOBAR, ROSA ELIZABETH**  
 C.I. 9.850.123  
 Domicilio: Calle 10, No. 100, Gurabo, P.R.  
 Teléfono: (787) 744-1234

**GOBIERNO MUNICIPAL DE LAS MARÍAS**  
**ASISTENTE SOCIAL**

El presente informe tiene como finalidad informar a la Honorable Junta Municipal de la ejecución de los servicios de asistencia social durante el periodo comprendido entre el 1 de enero y el 31 de diciembre del 2005.

**DOÑA ESCOBAR, ROSA ELIZABETH**  
 C.I. 9.850.123  
 Domicilio: Calle 10, No. 100, Las Marías, P.R.  
 Teléfono: (787) 744-1234

**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)**

16 de marzo de 2007

Sr. Luis Aponte  
Coordinador Programa Sección 8  
Municipio de Las Marías

Estimado señor Aponte

Durante el día de hoy, 16 de marzo de 2007, se celebró la audiencia pública del Plan Anual 2007 del Programa de Sección 8 de nuestro Municipio. En esta audiencia se revisó detalladamente el Plan y se orientó a todos los presentes sobre el proceso. Dado que se discutió el Plan y se aclararon las dudas y comentarios, la Junta de Participantes endorse el Plan 2007.

Agradecemos la oportunidad que se les ha brindado a los beneficiarios del Programa de Sección 8 de participar en aquellas áreas que buscan mejorar el programa y la calidad de vida de todos los participantes.

Cordialmente,

**JUNTA DE PARTICIPANTES  
PROGRAMA SECCION 8 LAS MARIAS**

NOBRE

Maria I. Rosario

Gloria I. Vera Rosa

Wendalina Vázquez

Viviana Roldán

Rosalía Cabán

Felicita Ramos Rodríguez

Antonia Roldán

FIRMA:

*Maria I. Rosario*

*Gloria I. Vera Rosa*

*Wendalina Vázquez*

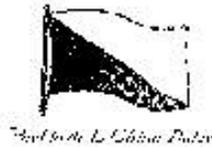
*Viviana Roldán*

*Rosalía Cabán*

*Felicita Ramos Rodríguez*

*Antonia Roldán*

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



**VISTA PUBLICA**

PLAN ANNUAL 2007

PROGRAMA SECCION 8

MUNICIPIO DE LAS MARIAS



LISTA DE ASISTENCIA

16 DE MARZO DE 2007

NOMBRE

FIRMA

Maria I. Rosario  
Yvonne Roldán Zapata  
Eduard Crespo Saez  
Cristina Roldán  
Rosalva Cabrin Vaile  
Wilson Justiniani  
Mary M. López González  
Betzaida Pratts  
Jaelly Alicia Rojas  
Victor Miranda  
Wendalina Vazquez  
Maria Rosario  
Felicita Ramos Rodriguez

Maria I. Rosario  
Yvonne Roldán  
Eduard Crespo Saez  
Cristina Roldán  
Rosalva Cabrin Vaile  
Wilson Justiniani  
Mary M. López González  
Betzaida Pratts  
Jaelly Alicia Rojas  
Victor Miranda  
Wendalina Vazquez  
Maria I. Rosario  
Felicita Ramos Rodriguez

**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:**

No comments were Received.

**AFTER THE PUBLIC HEARING:**

No comments were Received.

**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.)

*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 Las Marías) the Mayor is the Executive Director (Section 8 – HCV - Program). Governing Board is for Public Housing. In Tenant Based the Official in charged is the Section 8, Federal Affairs or Housing Department Director or Coordinator. In the Municipality of Las Marías, Mr. Luis Aponte is the Section 8 Program Coordinator.*

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

- 1. María I. Rosario*
- 2. Gloria I. Vera Rosa*
- 3. Wendalina Vázquez*
- 4. Viviana Raldiris*
- 5. Rosalía Cabán*
- 6. Antonia Raldiris*
- 7. Felicita Ramos Rodríguez\**

*\*/Luz María Morales resigned and Felicita Ramos substituted her.*