

HOME ARP Allocation Plan

MUNICIPALITY OF SAN JUAN, PUERTO RICO

MIGUEL A. ROMERO MAYOR

Contents

I- Introduction:	2
II- Consultation	3
III- Public Participation	13
IV- Needs Assessment and Gaps Analysis	17
V- HOME-ARP Activities	30
VI- HOME-ARP Production Housing Goals	38
VII- Preferences	40
VIII- Referral Methods	42
IX- Limitations in a HOME-ARP rental housing or NCS project	44
X- HOME-ARP Refinancing Guidelines	46
XI- Attachments	47
Attachment 1- Invitation to Public Hearing Notice	48
Attachment 2- Public Hearing Presentation	49
Attachment 3- Public Hearing Attendees	66
Attachment 5- Notice of Availability of Draft Plan	67
Attachment 5- Consultation Letters and Responses	69
Attachment 6- Results of Consultation Survey	70
Attachment 7- Comments received from CoC (Special Survey)	75
Attachment 8- Certifications and SF-424	78

HOME-ARP Allocation Plan Template with Guidance

Instructions: All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

I- Introduction:

The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021 and provides federal funding to relieve the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses. As part of the ARP Congress appropriated resources to the U.S. Department of Housing and Urban Development to be distributed among HOME Investment Partnership Public Jurisdictions to address the need for homelessness assistance and supportive services. The Municipality of San Juan was provided with \$9,559,224 to undertake eligible activities that primarily benefit individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The eligible HOME-ARP activities include: (1) development and support of affordable housing; (2) tenant-based rental assistance (TBRA); (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. In addition, funds were authorized for administrative purposes.

In order to receive the funds, the Municipality of San Juan was required to develop and submit a HOME-ARP Allocation Plan. The Municipality was also required to engage in consultation and public participation processes and develop the Plan on compliance with the requirements established in CPD Notice 2021-10. The HOME ARP allocation plan is considered a substantial amendment to Fiscal Year 2021 annual action plan.

II- Consultation

Requirement

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction's geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans' groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Template:

Describe the consultation process including methods used and dates of consultation:

Enter narrative response here.

As required by CPD Notice 21-10 the Municipality undertook a consultation process that included a wide variety of stakeholders that serves qualifying populations. The entities consulted by the Municipality included a wide variety of stakeholders. For example, the municipality consulted with entities that have relevant knowledge and can speak to the needs, gaps in services, and potential activities that would best benefit qualified populations. Among this group the Municipality included entities that work with families or individuals experiencing homelessness or at-risk of homelessness, domestic violence, and other vulnerable qualifying populations.

Letters were sent to the required entities (CPD Notice 2021-10) providing them with a description of the grant and funding amount, the qualifying populations, and the range of eligible activities for the use of the funds of the HOME ARP Funds. The consultation letters provided sufficient time respond. To facilitate the response the letters also included a link (QR Code and Direct permalink) to an online survey. The online survey consisted of several questions (15) and asked for their input concerning the qualifying populations needs an eligible activities. The survey requested the stakeholders to provide information related to:

- Qualifying populations which they serve.
- If they were members of CoC 502 or 503.

- Geographical areas where they provided services to qualifying populations.
- Identify and prioritize unmet housing and service.
- Identify what they see as priority needs in the community and to narrow it down to the one greatest priority need within the HOME-ARP eligible scope of activities.
- Prioritize eligible used among each eligible activity.
- Possibility of funding request by the organization or stakeholder
- Identify and prioritize qualifying population with more need.

The survey proved to be a very valuable tool for the establishment of the proposed activities that are included in this document. A copy of the results of the survey is included in attachment 6.

The municipality consulted service providers to the homeless population and entities that provide services to victims of domestic violence, also requesting that they complete a HOME ARP funds need questionnaire form designed to obtain a detailed view of the need of the clientele they served. This mechanism provided for the establishment of priorities and the definition of activities that should be carried out with the HOME-ARP funds.

As required the municipality consulted with:

- PR 502 CoC, coalition that serves the Municipality of San Juan geographic area (requested them to provide the letter to all the members of the coalition and providers of the qualifying populations
- Homeless service providers.
- Domestic violence service providers
- Puerto Rico Public Housing Administration (Public housing agency)
- Municipality of San Juan Section 8 Program
- Municipality of San Juan HOPWA Program
- Organizations that address civil rights and fair housing
- Organizations that address the needs of persons with disabilities

Consultation Meeting with CoC 503

On February 15, 2023 the Municipality held a meeting with representative of the CoC 502. Specifically, the meeting was held with the Planning committee of the coalition and the following persons attended the meeting:

Name	Organization
Hector Pagan	La Perla del Gran Precio
Jessica Santiago	ASSMCA
David Galan	IPVI
Tere Beard	Hogar el Buen Pastor
Vivian Camacho	Coalición de Personas sin Hogar
Carmen Hernandez	Lucha, Inc.

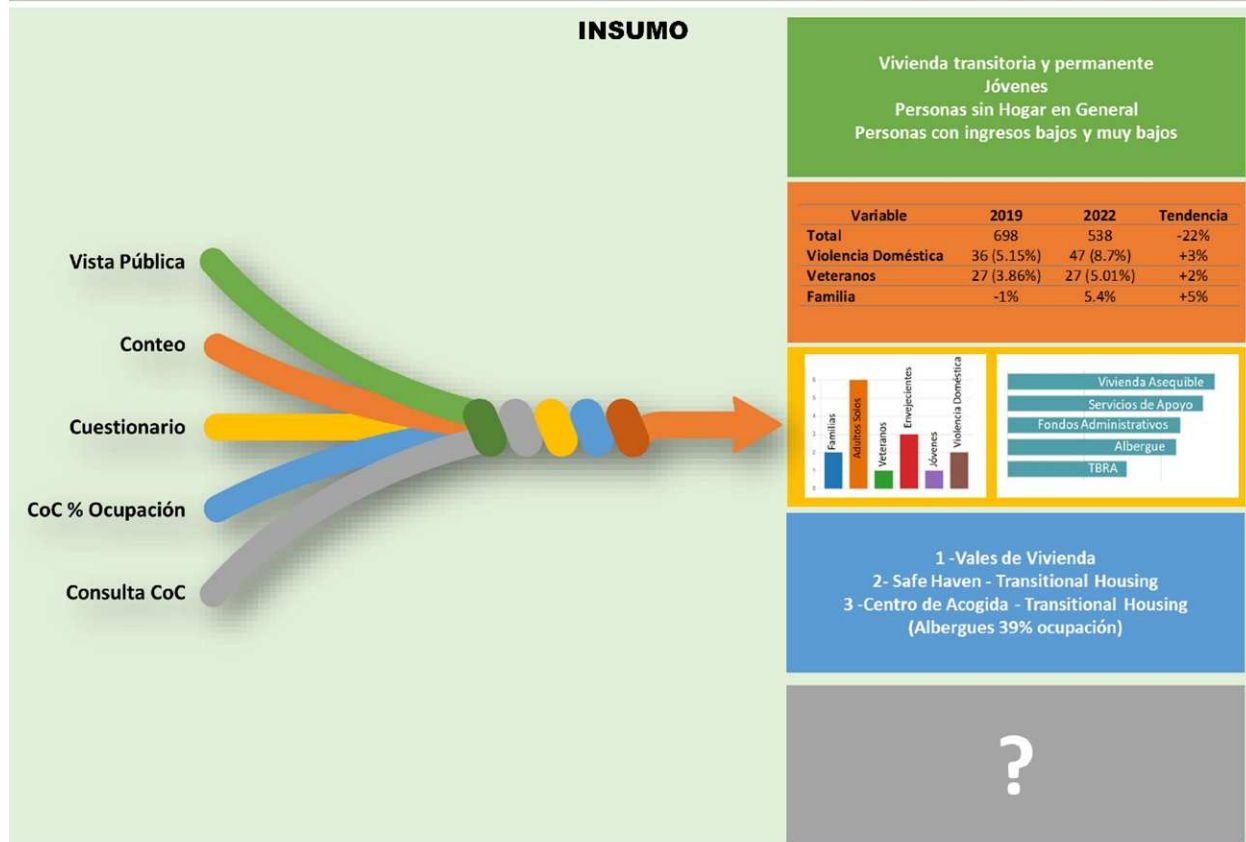
Name	Organization
Lisette Alonso	Perla del Gran Precio
Hilda Serrano	ASSMCA
Belinda Hill	Solo Por Hoy
Lisdel Flores	President CoC
Liz Monica Lamboy	Executive Director CoC

During the meeting the municipality presented the preliminary finding of the Citizen Participation and Consultation process (see diagram). In addition, the Municipality presented the representatives of the CoC with the proposed allocation of HOME ARP Funds as shown in the following table:

Activity	Proposed Budget
Administration	\$1,433,883.00
Development of Affordable Housing	\$4,875,204.60
Supportive Services	\$3,250,136.40

During the meeting the CoC indicated that they agreed with the outcomes of the need analysis but made recommendations regarding the funding for Non Congregate Shelter. Specifically, the members of the CoC indicated that there is a need for different NCS to serve the nontraditional homeless. They made reference to the persons that identified themselves as homeless for the first time in the Point in Time Survey and how they need a different type of facility. An official recommendation was made during the meeting requesting to include funds for the development of NCS. The Municipality adopted the recommendation and modified the allocation as shown below:

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$2,000,000	21%	
Acquisition and Development of Non-Congregate Shelters	\$1,250,136	13%	
Tenant Based Rental Assistance (TBRA)	0		
Development of Affordable Rental Housing	\$4,875,205.00	51%	
Non-Profit Operating	\$0		5%
Non-Profit Capacity Building	\$0		5%
Administration and Planning	\$1,433,883	15%	15%
Total HOME ARP Allocation	\$9,559,224		



RESULTADO

- Personas sin hogar (calle)
- Víctimas Violencia Doméstica
- Veteranos
- Personas en riesgo
- Fam. Ingresos bajos y muy bajos

- Desarrollo de Vivienda Asequible
- Servicios de Apoyo
- Gastos Administrativos

Actividad	Presupuesto Recomendado
Administración	\$1,433,883.00
Desarrollo Vivienda Asequible	\$4,875,204.60
Servicios de Apoyo	\$3,250,136.40

As explained before the consultation process included letters to multiple stakeholders (see attachment 5). The following table shows the consulted entities, how they were consulted, the feedback received and the qualifying populations they serve:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback	Qualifying population served ¹
Puerto Rico Public Housing Administration	State Public Housing Agency (PHA) serving the jurisdiction's geographic area.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the development of affordable housing and the qualifying population with most need was single persons. The PRPHA also indicated that the affordable housing must be provided with supportive services including prevention and housing counseling.	1,2,3,4
Puerto Rico Housing Finance Authority	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the development of affordable housing and the qualifying population with most need are the single adults	2,4
U.S. Department of Veterans Affairs, San Juan Regional Office	Federal agency that addresses the needs of qualifying populations.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the acquisition and development of non-congregated shelters. Among this category they established that the provision of hotel/motels rooms must be the priority among the non-congregated shelter activity. Also they indicated that the qualifying population with most need are the Veterans.	1
Puerto Rico Department of Health	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	The Department indicated that the Municipality must provide administrative funds to entities that provide services to the homeless. Also, they indicated that the Qualifying Population with most need are Families.	1,2,3,4
Puerto Rico Department of Health	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	The Department (on a second response) indicated that the priority must be the Development of Affordable Housing for families. Also they indicated that the housing must be provided with supportive services.	1,2,3,4

¹ 1=Homeless, as defined in section 103(a), 2= At-risk of homelessness, as defined in section 401(1), 3=Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, 4=other populations were providing supportive services or assistance under section 212(a) of the Act.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback	Qualifying population served ¹
Puerto Rico Department of Housing Rental Assistance CoC	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the provision of Tenant Based Rental Assistance. Also they indicated that the Qualifying Population with most need are the single adults.	1,2,3,4
HOPWA Program, at the Municipality of San Juan	Municipality administering a Federal Program that addresses the needs of qualifying populations.	Letter and questionnaire	No comments received	1,4
Ryan White Program - Part B / ADAP	Federal Program that addresses the needs of qualifying populations	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the provision of supportive services to the homeless population. In addition, the organization indicated that the primary qualifying population are the elderly. The organization also indicated that the main supportive services must be prevention.	1
San Juan Board of Realtors	Professional Association that addresses the needs of qualifying populations	Letter and questionnaire	No comments received	N/A
Office of the Ombudsman for People with Disabilities	State Public Agency organizations that address civil rights and fair housing.	Letter and questionnaire	No comments received	4
Office of the Women's Advocate ("Oficina de la Procuradora de las Mujeres")	State Public Agency organizations that address civil rights and fair housing.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the provision of supportive services to the homeless population. In addition, the organization indicated that the primary qualifying population are the domestic violence victims	3
Puerto Rico Office for Socioeconomic and Community Development	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the provision of supportive services to the homeless population. Among the supportive services they indicated that the provision of housing counseling must be a priority. In addition, the organization indicated that the primary qualifying population are the elderly.	1,2,3,4
First Bank de Puerto Rico	Private Bank and Mortgage lender that addresses the needs of qualifying populations	Letter and questionnaire	No comments received	N/A

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback	Qualifying population served ¹
Banco Popular de Puerto Rico	Private Bank and Mortgage lender that addresses the needs of qualifying populations	Letter and questionnaire	No comments received	N/A
Puerto Rico Landlords Association	Professional Association that addresses the needs of qualifying populations	Letter and questionnaire	No comments received	N/A
Mortgage Bankers Association of PR	Private Bank and Mortgage lender that addresses the needs of qualifying populations	Letter and questionnaire	No comments received	N/A
“Acción Social de Puerto Rico”	Non-Profit that addresses the needs of qualifying populations	Letter and questionnaire	No comments received	1,2,3,4
Puerto Rico Family and Child Administration	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	No comments received	3
Puerto Rico Administration for the Socio-Economic Development of the Family	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	No comments received	3
Puerto Rico Administration on Addiction and Mental Health Services (ASSMCA)	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	No comments received	1,2,3,4
Child Support Administration (“Administración para el Sustento de Menores”)	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	No comments received	3
Oficina del Procurador del Paciente (“Oficina del Procurador del Paciente”)	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	No comments received	1,2,3,4
Puerto Rico Department of Education	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the provision of supportive services to the homeless population. Among the supportive services they indicated that the provision of housing counseling must be a priority. In addition, the organization indicated that the primary qualifying population are the youth homeless.	2,3,4
Puerto Rico Department of Corrections and Rehabilitation	State Public Agency that addresses the needs of qualifying populations.	Letter and questionnaire	No comments received	1
Ayuda legal PR	Non-profit organization that provides free and	Letter and questionnaire	No comments received	1,2,3,4

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback	Qualifying population served ¹
	accessible legal education and support to individuals and communities			
ProBono Inc.	Non-profit organization that provides free and accessible legal education and support to individuals and communities	Letter and questionnaire	No comments received	1,2,3,4
Community Legal Office (Legal Assistance Clinic of the Interamerican University School of Law)	A non-profit organization that provides free and accessible legal education and support to individuals and communities	Letter and questionnaire	No comments received	1,2,3,4
Servicios legales de Puerto Rico	A private, not-for-profit corporation that provides free civil legal advice, representation, and education to qualified individuals and underprivileged groups.	Letter and questionnaire	No comments received	1,2,3,4
Solo por Hoy	A non-profit organization dedicated to assisting families and individuals with limited resources in crisis situations Including, but not limited to, assistance with substance abuse, mental health, disabilities, and homelessness.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the acquisition and development of non-congregated shelters. Among this category they established that the acquisition of existing building and its conversion to non-congregated shelter must be a priority. Also, they indicated that the qualifying population with most need are single adults.	1,2,3,4
Fondita de Jesus	Non-Profit that addresses the needs of qualifying populations by providing shelter, housing and supportive services.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the development of affordable housing and the qualifying population with most need are the elderly. The organization also indicated that the housing to be developed must be new.	1
La Perla del Gran Precio	Non-Profit that addresses the needs of qualifying populations by providing shelter, housing and supportive services.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the acquisition and development of non-congregated shelters. Among this category they established that the acquisition of existing building and its	1,3

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback	Qualifying population served ¹
			conversion to non-congregated shelter must be a priority. Also, they indicated that the qualifying population with most need are single adults.	
Lucha, Inc.	Non Profit organization that provides housing and supportive services to the homeless population specially those diagnosed with HIV/AIDS.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the development of affordable housing and the provision of supportive services to the single adults.	1,2,3,4
Casa Protegida Julia de Burgos	Homeless Service Provider (Domestic Violence)	Letter and questionnaire	The Organization completed the questionnaire. In the response indicated that the principal needs (1-3) were: <ul style="list-style-type: none"> • Administrative funds • Supportive services • Development of affordable housing In addition, they indicated that population with more need are the victims of domestic violence.	3
Hogar El Buen Pastor	Non-Profit that addresses the needs of qualifying populations by providing shelter, housing and supportive services.	Letter and questionnaire	Completed the questionnaire and indicated that the principal activity must be the development of affordable housing and the qualifying population with most need are the single adults.	1

Summarize feedback received and results of upfront consultation with these entities:

Each organization consulted received a presentation about HOME-ARP, including the amount of funding the Municipality is eligible for, the possible uses of the grant, and the qualifying populations. In addition, each organization was provided with direct link to complete an online survey. Below we include the principal results of the survey:

- 17 responses were received.
- The principal needs identified were (ranked):
 1. The development of affordable housing
 2. Provision of Supportive services
 3. Administrative Funds
- The preferred affordable housing activities were:
 1. Permanent Housing with Supportive Services
 2. Creation of new units
 3. Rehabilitation of Existing Units

- 35% of the responders indicated that they plan to request HOME ARP funds.
- Responders were provided with 30 days to respond to the survey²

The complete result of the survey is included in attachment 6.

A secondary survey was prepared for the CoC but the responses were minimal (2). A copy of the result of the secondary survey is included in attachment 7.

² The letters provided 15 days but 1 month extension were provided to all the responders.

III- Public Participation

Requirement

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

Template:

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- *Date(s) of public notice: 3/3/2023*
- *Public comment period: start date - 3/3/2023 end date - 3/21/2023*
- *Date(s) of public hearing: 11/22/2022*

Describe the public participation process:

The Municipality of San Juan encouraged citizens and interested parties to provide inputs for the development of the HOME-ARPA allocation Plan, in accordance with Section 24 CFR 91.105(b)(3). It is required that public hearings be celebrated for the preparation of the Plan. Reasonable notice and opportunity to comment occurred and throughout the participation process Ponce followed the applicable fair housing and civil rights provisions, as required by 24 CFR 91.105 and 91.115. The implemented procedures guaranteed effective communication, accessibility, and reasonable accommodation for persons with disabilities and provided meaningful access to participation by limited English proficient (LEP) residents.

The Municipality of San Juan published an invitation to virtual public hearing in two notices in Spanish and in English, on the November 4, 2022 edition of el “Nuevo Dia” newspaper. The notices announced the

virtual public hearings as to provide information about HOME-ARPA allocations and Plan to be prepared and to receive comments from the public. The hearings were announced in compliance with the San Juan Citizen participation Plan, which establishes that the notice is to be available for 15 days prior to the celebration of public hearings. The hearings were celebrated, as programmed, on November 21, 2022, at 10:00 a.m. and 1:30 pm. The recording of the hearing could be accessed through the following virtual links:

Hearing 10:00 a.m.

<https://transcripts.gotomeeting.com/#/s/08ce856c7b6a0819c74df05f97013ef58427c06f020e87c9f9a8b935a65b6709>

Hearing 1:30 p.m.

<https://transcripts.gotomeeting.com/#/s/7116b40d9eae542f50c66b137081945e8bdcaed632bc475ec5ef97598893e>

A total of 9 persons attended the virtual hearings. An exposition was made by the municipal consultant that included information on the objectives of the HOME-ARPA allocation to San Juan, the eligible population, the eligible activities. In addition, the public was informed on the HOME ARP allocation that the Municipality will receive (\$9,559,224). Also, an explanation of the ways that effective participation could take place among the impacted population and service entities was provided. The presentation included a proposed budget and a timeline for the preparation of the document. The participants were provided with the online survey link and an opportunity was provided to comment on the presentation.

The public hearings allowed participation of the interested parties and provided opportunity to expose opinions and ideas pertaining the existing needs and possible solutions that can be sought using HOME ARPA funding. In accordance with the protocols established because of the Coronavirus Pandemic, the Municipality carried out these public hearings virtually. Also, a QR code and the link was provided to access the online survey and participants were exhorted to fill in the questionnaire that is accessed through the code or through the address <https://forms.office.com/r/cMkpK88NpX>. The participants were provided with additional time (1 month) to complete the online survey. An email for questions or written comments were also provided. Comments would be addressed to Mrs. Vilma Martinez, Manager HOME Program vmartinez@sanjuan.pr.

Describe efforts to broaden public participation:

The municipality took proactive action to broaden and promote public participation including the following:

1. Notified the public of the availability of the HOME ARP Funds using public notices published in English and Spanish (see attachment) in newspapers and social media.
2. The municipality follow up (phone) to each of the entities consulted during the consultation process.
3. Meeting with 502 CoC to receive input.

4. Notice inviting the public to the Public Hearing was published in English and Spanish
5. Notice of the plan's availability was published in English and Spanish

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

The following comments were received during the hearing:

1. Angel Perez Soler (Casa Amor Fe y Esperanza) -requested that the plan must include the youth homeless population. They are interested in acquiring buildings to be rehabilitated and converted for affordable rental housing. The organization also submitted an email indicated the primary need was the provision of affordable rental housing for youth homeless.

Response: The Municipality allocated \$4,875,205 for the Development of Affordable Rental Housing in San Juan. In addition, all of the qualifying population are eligible for funding. The youth homeless are included in the Homeless definition as defined in 24 CFR 91.5.

The following letters were received during the citizen participation process:

1. Gladys Belkis Ortiz (Casa Amor Fe y Esperanza) -submitted a letter with comments regarding the need of youth homeless. Specifically, Mrs. Belkis Indicated:
 - That the high cost of living has led dozens of young people to find themselves in very vulnerable conditions, with homelessness being a recurring theme. In the past few years, they have seen an unprecedented increase in rental rates, traditionally linked to this population. One of the geographic areas that had traditionally served as housing for young people was the Río Piedras. Today, rents in Rio Piedras have risen dramatically, making the area unaffordable for this population.
 - They are working with University of Puerto Rico to acquire a property owned by the institution and create 21 rooms to house 42 young people. The project have preliminary plans designed by the School of Architecture of the University of Puerto Rico, being a project by young people for young people.

Response: The Municipality allocated \$4,875,205 for the Development of Affordable Rental Housing in San Juan. In addition, all of the qualifying population are eligible for funding. The youth homeless are included in the Homeless definition as defined in 24 CFR 91.5. In addition, the Municipality is allocating \$1,250,136 for the Acquisition and Development of Non-Congregate Shelters. The organization must present additional information regarding the project to determine its eligibility. The Municipality will contact the organization to provide technical Assistance.

2. Josue Maysonet Colon From Fondita de Jesus-submitted an email with comments regarding the population served. The following is a summary of the comments:
 - The organization provides short- and long-term permanent housing, with HUD-subsidized programs. La Fondita de Jesús owns two (2) permanent housing projects with a total of 42 units of housing dedicated to the homeless. They also administer 118 voucher for homeless persons.

- They indicated that the clientele is facing difficulties in finding affordable housing in San Juan and they want to work together with the Municipality finding a solution to the lack of affordable rental housing.

Response: The Municipality allocated \$4,875,205 for the Development of Affordable Rental Housing in San Juan. The allocation of funds will allow the acquisition of 32 housing units. The Municipality will contact the organization to hold a meeting to work on the implementation strategies that reduce the gap of affordable housing.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments received were evaluated and addressed in this document. The comments provided by Casa Amor Fe y Esperanza and Fondita de Jesus were addressed in the plan and funding was provided for the creation of affordable rental housing. Comments presented by the CoC during the consultation meeting were adopted and funding was provided for the Acquisition and Development of Non-Congregate Shelters.

IV- Needs Assessment and Gaps Analysis

Requirement

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

The data used for the HOME ARP plan was widely available in the COC 502 - 2022 Point-In-Time (PIT) count and Housing Inventory Count (HIC), along with data obtained from the U.S. Department of Housing and Urban Development's 2015-2019 Comprehensive Housing Affordability Strategy (CHAS). The Municipality evaluated the size, gap and demographic composition of each qualifying populations to assess the unmet needs of those populations. In addition, the Municipality also identified gaps within CoC 502 HMIS. The data used by the Municipality was the most up to date data available for HOME-ARP's qualifying populations and their need for additional housing, shelter, or services during the formation of the HOME-ARP Allocation Plan.

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

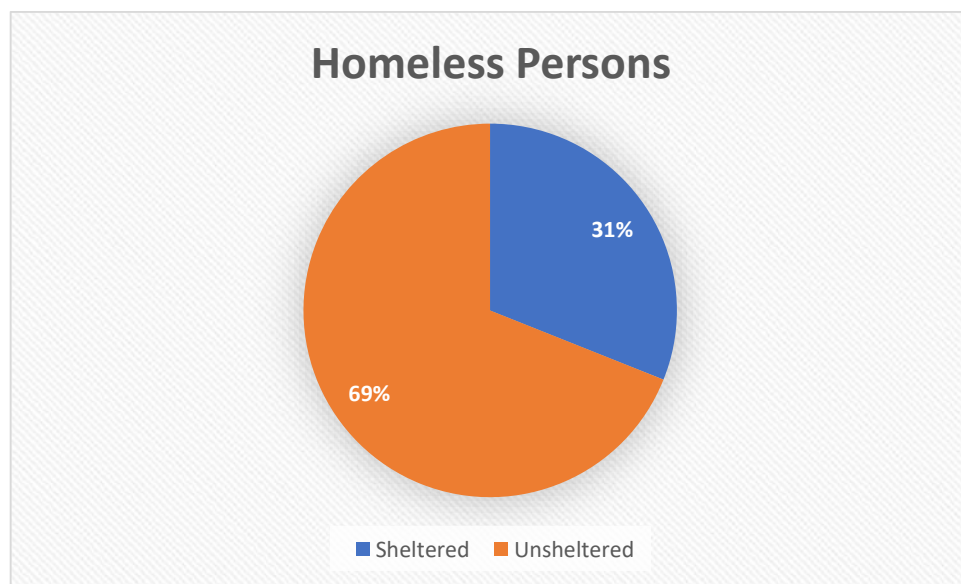
Homeless as defined in 24 CFR 91.5

The Point in Time (PIT) Census is conducted every two years by the two Continuum of Care in Puerto Rico: PR-CoC-502 and PR-CoC-503. The Municipality of San Juan is one of the cities covered by the Puerto Rico Balance of Commonwealth Continuum of Care (PR-CoC- 502) comprised of twenty-four (24) Municipalities. According to most recent PIT conducted from March 3-4, 2022, there are 2,215 unsheltered and sheltered homeless individuals and families across the island; 98.7% are unsheltered and 8.1 % of individuals are living in the streets with another adult or family member.

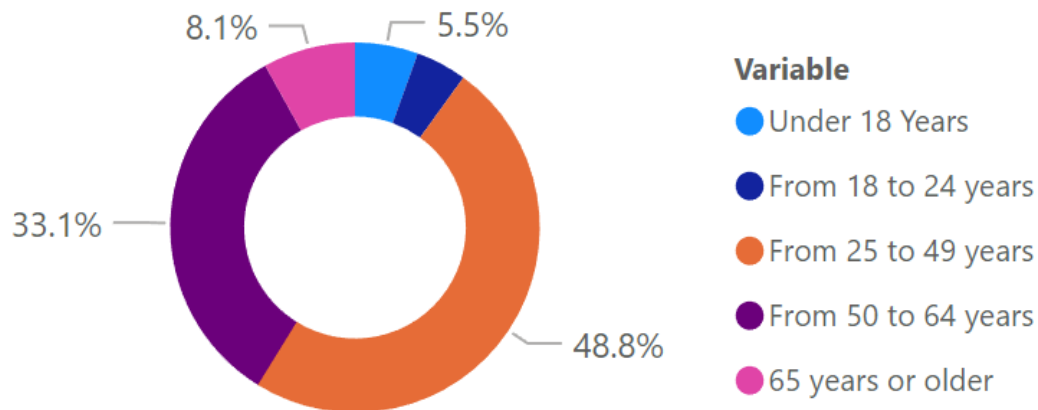
Currently, San Juan is the first Municipality with the highest number of homeless individuals within the CoC-502 jurisdiction. According to the PIT census, San Juan has 538 homeless individuals, 160 less than last count in year 2019. The PIT census shows that 76.5% of the homeless population is male, 22.6% are women; 48.8% are individuals between 24 and 49 year old. The survey also reveals that 47.8% of the population experienced homelessness for

the first time, 10.6% fleeing from a domestic abuse, and 4.4% veterans. CoC-502 PIT count shows that 68.9% of the population is unsheltered.

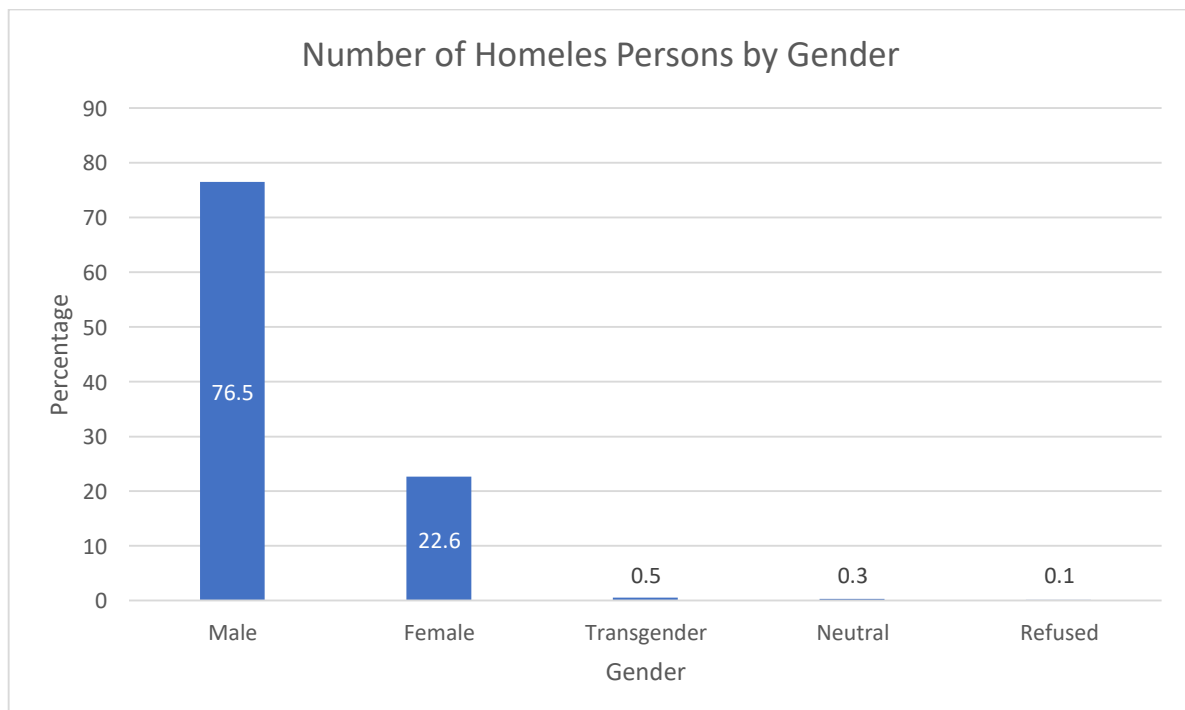
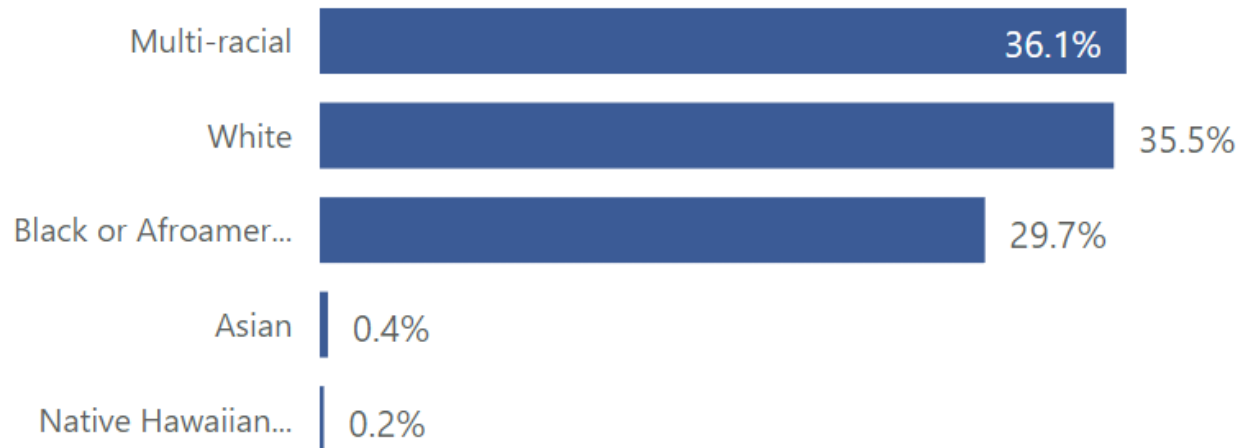
In short, 538 homeless individuals including 29 families, 47 victims of domestic violence, 27 veterans and 34 individuals with HIV diagnosis need housing in San Juan. This description represents the most recent official data of the level of extent and characteristics of the homeless population in Puerto Rico and the CoC-502 and the San Juan's jurisdiction. This data provides the foundation to plan services for the homeless population for the next years. The following graphs summarizes the Homeless population characteristics (source PIT):



People identified by age



Race



At Risk of Homelessness as defined in 24 CFR 91.5

The definition of at risk of homelessness is broad and no single source include all the population that may fit into the definition. The best available data to quantify and estimate this population is HUDS Comprehensive Housing Affordability Strategy data. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The data is available at:

<https://www.huduser.gov/PORTAL/datasets/cp.html>

CHAS data identifies the number of families who have incomes below 30% of the area median income (AMI) and are likely to not have sufficient resources immediately available to attain housing stability. Based on the 2015-2019 CHAS, the Municipality identified a total of 9,520 households with income below 30% AMI with cost burden and 8,065 with severe cost burden. A household is cost burdened when they spend more than 30 percent of the household income on housing cost. A household is severely cost burdened when they spend more than 50 percent of the household income on housing cost. For renters, housing costs include rent paid by the tenant plus utilities. The total number of households with cost and severe cost burden is 17,585.

Cost and severe cost burden is a risk of homelessness indicator but not all of the households are at immediate risk. For the purpose of this analysis, we have added a concept of Housing Insecurity. Housing insecurity is defined as not paying the full amount of rent or mortgage and/or utility bills (water, power) sometime in the previous 12 months. To estimate that number we used the data provided by HUD's Picture of Subsidized Households report (<https://www.huduser.gov/portal/datasets/assthsg.html>). This data set describes the nearly 5 million households living in HUD-subsidized housing in the United States. Assistance provided under HUD programs falls into three categories: public housing, tenant-based, and privately owned, project-based. Picture provides characteristics of assisted housing units and residents, summarized at the national, state, public housing agency (PHA), project, census tract, county, Core-Based Statistical Area and city levels. From this data set we obtained the percentage of households with no income and applied the percentage to the universe included in the CHAS data set. According to the dataset 26.25% of the subsidized households in San Juan has no income. When applying this percentage, we narrow down the number of households at risk to 4,616. The same report disclosed that there are 1,469 affordable units available for the persons at risk and PHA data indicates that only 46% of the vouchers awarded in San Juan found a unit. Taking that into consideration we calculated a housing need gap of 3,147 units for individuals or households at risk of becoming homeless. In addition, we determined to include all the 4,616 individual or households without income as families with supportive services need.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

One significant data gap that exists in the qualifying population is for persons fleeing, or attempting to Flee, domestic Violence, dating Violence, sexual Assault, stalking, or human trafficking, as defined by HUD. Official data is insufficient to determine housing gap and need and during the citizen participation and consultation no data was provided by any of the parties consulted. To address the need of this population the Government and the CoC must work in collaboration to promote accurate data collection and compile statistics that can produce a profile of this qualifying population. Domestic violence can take various forms, and most often, it combines several types of violence, creating depression, injuries, illness and need for housing and supporting services. The data collection efforts will enable an understanding of how domestic violence undermines victims' economic security and quality of life.

During the consultation process we obtained data published by the Oficina de la Procuradora de la Mujeres 2021 annual report³. The data was collected as part of the CRIAS Project (Centro de Respuesta Integrada de Apoyo y Servicios para la Mujer). The Center for Integrated Response, Support and Services for Women (CRIAS) is a critical resource for women in Puerto Rico today and in the future. CRIAS is a call center through which the Office receives calls from victims of persons Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking. The call center directs the callers to the appropriate supportive service. Data from the system discloses the following:

CRIAS	
Population	Number of Persons
Fleeing, or Attempting to Flee	415
Domestic Violence	
Sexual Assault	3
Stalking	20
Other	4
Total	442

Demographic Characteristics

The characteristics of the population was calculated using the same report. We must clarify that the characteristics used for this report were calculated for the whole Island and no local data is available.

In general, the predominant age range in the population of surviving victims served is 20 to 29 years of age, which represents 22% (279), followed by the group of 30 to 39 years old with 21% (269) and then by the group of 40 to 49 years old with 17% (213). The marital status of

³ <https://docs.pr.gov/files/Mujer/Informes/Informe%20Anual%20OPM%202021.pdf>

the population served through the hotline was mostly identified as single with 40% (504). Next, in descending order, married 20% (249), in a consensual relationship 10% (130), divorced 5% (67), separated in a consensual relationship 3% (42), separated 2% (21) and widowed 1% (13).

Relationship of the Population with the Aggressor

The spouse of the victim represents the main aggressor with 19% (239) this was followed by someone with whom the victim had a consensual relationship with 15% (188) and the former partner with 19% (248). Acquaintances, whether a friend, neighbor, co-worker or others represent 15% (186) of the victims.

Education

Most of the population served through the CRIAS system have a high school diploma (19% or 246). However, it is important to note that violence against women does not discriminate by level of education. The data shows that 12% (159) of the surviving victims reported having at least a bachelor's degree, 9% (115) reported having an associate's degree or technical certificate, 3% (43) a master's degree, and 1% (15) had a Ph.D or doctorate. This is an indication that any individual is exposed to living situations of violence in his or her environment, regardless of his or her academic preparation.

To calculate the housing gap, we used CHAS and PHA data. First, we narrowed down the number of total victims (200) by subtracting the available Housing Choice Vouchers available (88) to calculate the actual Housing gap to 112 units. However, all the potential victims (200) require supporting services.

To calculate the need of the Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking qualifying population we obtained data from the state and other available sources. The universe (442) of this population was obtained from the annual report from the Oficina de la Procuradora de las Mujeres 2021 annual report.⁴ We adjusted to universe by subtracting the available units from data obtained from A Picture of Subsidized Households (306 units). We subtracted from the universe the number of units available that have the potential to be occupied. The resulting number is 136 units.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

The definition of other population included in CPD Notice 2021-10 is too broad and no single source of data include all the population that may fit into the definition. Again, the best available data to quantify and estimate this population is HUDS Comprehensive Housing Affordability Strategy data (see description above).

⁴ <https://docs.pr.gov/files/Mujer/Informes/Informe%20Anual%20OPM%202021.pdf>

CHAS data identifies the number of families who have incomes between 30% and 50% of the area median income (AMI) and are likely to not have sufficient resources immediately available to attain housing stability. Based on the 2015-2019 CHAS, the Municipality identified a total of 9,520 households with income below between 30% and 50% AMI with cost burden and 8,065 with severe cost burden. A household is cost burdened when they spend more than 30 percent of the household income on housing cost. A household is severely cost burdened when they spend more than 50 percent of the household income on housing cost. For renters, housing costs include rent paid by the tenant plus utilities. The total number of households with income between 30%-to 50% AMI cost and severe cost burden is 17,585. To estimate the number of housing gap for this population we used data from HUD's Picture of Subsidized Households dataset. According to the data set 26.25% of the units are occupied by those families. Taking that into consideration we estimated the number of units available to that population (1,469 units) adjusted by the success rate as provided by the PHA. This resulted in a gap of 3,147 units. In addition, we determined to include all the 4,616 families without income as families with supportive services need.

Template:

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	#	#	#	#	#								
Transitional Housing	#	#	#	#	#								
Permanent Supportive Housing	#	#	#	#	#								
Other Permanent Housing	#	#	#	#	#								
Sheltered Homeless						#	#	#	#				
Unsheltered Homeless						#	#	#	#				
Current Gap										#	#	#	#

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	#		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	#		
Rental Units Affordable to HH at 50% AMI (Other Populations)	#		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		#	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		#	
<i>Current Gaps</i>			#

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

The following table shows the inventory of affordable housing available for the qualifying population.

Program	Number of Units	Qualifying Population
Public Housing	17,061	<ul style="list-style-type: none"> • Homeless • At Risk of homelessness • Victims of Domestic Violence
Housing Choice Voucher Program	4,672	<ul style="list-style-type: none"> • Homeless • At Risk of homelessness • Victims of Domestic Violence • Other Population
Section 8 Moderate Rehab	618	<ul style="list-style-type: none"> • At Risk of homelessness • Victims of Domestic Violence • Other Population
ESG	114	<ul style="list-style-type: none"> • Homeless • At risk of Homelessness • Victims of Domestic Violence
HOPWA-TBRA	575	<ul style="list-style-type: none"> • Homeless • At Risk of homelessness • Victims of Domestic Violence • Other Population
LIHTC	4,310	<ul style="list-style-type: none"> • At Risk of homelessness • Victims of Domestic Violence • Other Population
COC	553	<ul style="list-style-type: none"> • Homeless • Victims of Domestic Violence
Total	27,903	

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Housing Need- Non Congregated Shelter 200 beds

Service need- Supportive services for 371 persons

At Risk of Homelessness as defined in 24 CFR 91.5

Housing Need- Affordable housing units for 3,147 households

Service need- Supportive services for 4,616 persons

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Housing Need- Affordable housing units for 136 households

Service need- Supportive services for 442 persons

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Housing Need- Affordable housing units for 1,821 households

Service need- Supportive services for 2,128 persons

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The CoC indicated that there are some service gaps that that needs to improve in services providers to maximize the best use of resources including: (1) Adopting Systematically Housing First Approach; (2) Increasing Outreach Activities; (3) Increasing Specialized Mental Health Outreach Personnel; (4) Supportive Services for Homeless with Mental Health Illness; (5) Increasing one-bedroom public or private housing inventory; (6) Increasing housing inventory. The Municipality of San Juan operates and promotes on homeless service providers the Housing First approach recognizing that most people struggle to access services while experiencing homelessness. However, service providers may still transitioning to this new approach and may face difficulties in the implementation phase. The modality, in which housing services are offered to those experiencing homelessness and allows them to choose what and when to access them represents a paradigm change. The acceptance of participants regardless of their sobriety or use of substances, completion of treatment, and participation in services becomes a challenge in which there might be available beds that are not been used. More technical assistance is needed for services providers to embrace the housing first approach.

On the other hand, there is a service gap for outreach programs and mental health services for the homeless population. There are only one Organization that does outreach in the area in a regular basis. Additionally, and there is a need of more projects whose personnel have the expertise to reach out individuals with mental health illness.

There is also a service gap for persons who are at the earliest phase of recognizing that there is a problem, even though they are currently living in uninhabitable places and unable to function due to mental illness or due to a serious addiction to alcohol and/or drugs.

Most homeless are single individuals, therefore, there is a service gap for one-bedroom apartments in public housing facilities which difficult placement in permanent housing as the first choice.

Finally, there is a service gap for renters and owners who might be at risk of homelessness due to economic hardships, but do not qualify for prevention financial assistance or many other assistances that requires income eligibility.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Due to the current situation of the economy in Puerto Rico, the highest pressure falls among the lower tiers of the economically disadvantaged population. This population group, which by HUD standards is concentrated within the 30% to 50% AMI level or no income at all level, is the segment at greater risk of homelessness. Taking into consideration that the economic factor is the main reason that could provoke a household to become homeless, we can relate this problem to the cost burden and severe cost burden housing problem type affecting the Municipality of San Juan households.

The Municipality consider other populations that are at greatest risk of housing instability the following:

- Households that experienced unemployment
- Households with increased food insecurity
- Households that are not paying the full amount of rent and/or utility bills sometime in the previous 12 months

Identify priority needs for qualifying populations:

All of the qualifying population have identified need. No qualifying population showed a disproportionally need.

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:

The Municipality used both statistical data and stakeholder input to identify the level of need along with gaps in San Juan’s non congregated shelter/affordable housing inventory and service delivery systems. The following table summarize the source data used to determine the qualifying population:

Qualifying Population	Data Source
Homeless	2022 Point In Time Survey Coc 502 Data provided by CoC 502
At Risk of homelessness	CHAS Data A picture of Subsidized Households PHA Data Consolidated Plan Data
Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking	Consolidated Plan Data Data from Procuradora de Asuntos de la Mujer
Other Population	CHAS Data A picture of Subsidized Households PHA Data

To calculate the homelessness population gap, we obtained sheltered homeless information from the CoC 502 Point in Time survey⁵. Then we obtained information on availability of bed in shelters. The shelter data was provided by the CoC and source of the data was the HMIS. We compared the sheltered homeless data with the available unit and the difference was the gap.

To calculate the qualifying population at risk of homelessness the Municipality used official HUD data. From the CHAS Data book⁶ we obtained the households with Income below 30% AMI and cost Burden and the households with Income below 30% AMI and Severe Cost Burden. Using data from A Picture of Subsidized Households we estimated the number of households with 0-30 AMI with no income⁷. From the same source we calculated the number of housing units available for this population⁸. We subtracted from the universe the number of units available that have the potential to be occupied. The resulting number is the gap.

To calculate the need of the Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking qualifying population we obtained data from the state and other available sources. The universe of this population was obtained from the annual report from the Oficina de la Procuradora de las Mujeres 2021 annual report.⁹ We adjusted to universe by subtracting the available units from data obtained from A Picture of Subsidized Households. We subtracted from the universe the number of units available that have the potential to be occupied. The resulting number is the gap.

To calculate the other population need we calculated then number of households with Income between 30-50% AMI with cost Burden and those with Severe Cost Burden. Using data from A

⁵ <https://www.coc502pr.com/recursos/conteo-psh-2022/>

⁶ <https://www.huduser.gov/portal/datasets/cp.html>

⁷ <https://www.huduser.gov/portal/datasets/assthsg.html>

⁸ The units were adjusted for the success rate of the 46% as provided with by the PHA.

⁹ <https://docs.pr.gov/files/Mujer/Informes/Informe%20Anual%20OPM%202021.pdf>

Picture of Subsidized Households we adjusted the universe data. From the same source we calculated the number of housing units available for this population¹⁰. We subtracted from the universe the number of units available that have the potential to be occupied. The resulting number is the gap.

¹⁰ The units were adjusted for the success rate of the 46% as provided with by the PHA.

V- HOME-ARP Activities

Template:

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

RESPONSE:

The Municipal Housing Department of the Municipality of San Juan is the administrator of the HOME funds. As with HOME funds, the Department will use HOME-ARP funds to promote public/private partnerships as a vehicle for preserving and expanding the stock of affordable homes. HOME-ARP funds may be leveraged with private and public funding sources to support activities for supportive services, development of affordable housing, and the development of non-congregate shelters.

HOME-ARP funds will be awarded to City departments or nonprofit or for-profit organizations, based on the merit of proposals received prior to or during the grant implementation period. For development activities and supportive services, greater preference is given to proposals that have other sources of equity and financing and are in line with the Municipal HOME ARP public policy. The locations of activities will be determined simultaneously with project selection.

Describe whether the PJ will administer eligible activities directly:

RESPONSE:

The Municipality of San Juan will administer the use HOME ARP funds with the assistance of a consultant (Harrison Consulting Group). San Juan will administer the activities to be funded with HOME-ARP allocations and will use the allowable portion of 15% of the funds assigned to the jurisdiction for such purposes. As part of its administrative duties the Housing Department of the Municipality of San Juan will evaluate proposed projects, conduct layering and underwriting analysis, and monitor all HOME-ARP activities for compliance with federal regulations.

Regarding specific activities the Municipality intends to administer projects funded with HOME ARP. Units acquired or developed with HOME ARP funds by the Municipality will increase the stock of units available to the four qualifying populations. The HOME ARP funds may be utilized by the Municipality for Acquisition, Rehabilitation, or Construction, of affordable rental housing. The Municipality will administer the units with the HOME ARP.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP

grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

RESPONSE:

No portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan. However, the Municipality conducted an RFP process to identify and select a qualified contractors to provide consulting services. The selection of the contractor followed the requirements of 2 CFR 200.317-326. The contractor selected was Harrison Consulting Group (HCG).

HCG was contracted to conduct the planning necessary to complete the allocation plan, no transfer of funds will occur until the allocation plan is approved by HUD. The contractors is seasoned local firm with ample experience in the provision of services to Public Jurisdictions. The firm have two Certified HOME Specialist and one subject matter expert in CoC. HCG has experience in the HOME and CoC programs and supported the CoC 503 Collaborative Entity. The tasks contracted with the independent contractor include:

- Preparation of the HOME ARP Allocation Plan.
- Revise the Citizen Participation plan (as needed).
- Prepare program designs for the activities to be undertaken.
- Provide technical assistance to the Municipality and subrecipients.
- Assists in the preparation of the annual performance report and any other required reports.
- Prepare progress reports.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$2,000,000	21%	
Acquisition and Development of Non-Congregate Shelters	\$1,250,136	13%	
Tenant Based Rental Assistance (TBRA)	0	0%	
Development of Affordable Rental Housing	\$4,875,205.00	51%	
Non-Profit Operating	\$0	0%	5%
Non-Profit Capacity Building	\$0	0%	5%
Administration and Planning	\$1,433,883	15%	15%
Total HOME ARP Allocation	\$9,559,224		

Template:

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The result of the data analysis, citizen participation and consultation process resulted in the selection of the activities described before. The gap analysis revealed that more affordable housing units and supportive services are needed to support the four qualifying populations. The information provided by the Continuum of Care formed the basis for the allocation of funds to the Acquisition and Development of Non-Congregate Shelters

San Juan will use the HOME-ARP allocation to undertake three (3) eligible activities: 1) Acquisition, Rehabilitation, Construction, of affordable rental housing to be offered for rent to qualified populations, 2) to provide supportive services and 3) provide funds for the Acquisition and Development of Non-Congregate Shelters. The proposed uses were identified during the citizen participation and consultation process and were selected for funding based on the best data available and the input from the stakeholders.

The result of our gap analysis and discussions with stakeholders led us to conclude that San Juan should use most of HOME-ARP funds to make available more affordable housing units with supportive services and that units must be available to be occupied by the qualifying populations. The analysis shows a gap of 5,077 affordable rental units for the qualifying population in San Juan. Through the investments in HOME-ARP funding, paired with other funding sources, the Municipality will increase the capacity of to serve the qualifying population and will connect people with housing options, and eventually exit homelessness contributing to a decrease in the identified gap. To promote the development of financially viable housing, the Municipality would opt for the most profitable development option in this case the acquisition of existing housing in the market that complies with the property standards. In addition to the affordable housing need the analysis also disclosed that there is a need for supportive service for the qualifying population.

The projects to be undertaken are described below:

ACQUISITION, REHABILITATION, CONSTRUCTION, OF AFFORDABLE RENTAL HOUSING FOR RENT

Funds to be allocated \$4,875,205

Goal: 32 units

Rental Housing Goal: 32 rental housing units

As a result of the citizen participation and consultation process it was identified that there is a shortage of affordable housing that is preventing people with housing vouchers to obtain an affordable housing unit. This project or assignment will be carried out by acquiring housing units (standard and substandard) to convert them into rental housing. The housing characteristics of the units will range from 1 to 3 bedrooms, private bathroom (s) and kitchen.

Among the strategies to guarantee project success are the following:

- Produce a regulation for harmonious cohabitation of families within the project,
- Perform home inspections periodically to ensure that the home is kept in optimal conditions,
- Maintaining effective and productive relationship between the landlord and tenant to ensure property maintenance.

The location of these homes will be anywhere in the municipality of San Juan, except in areas susceptible to flooding or landslides for the safety of the inhabitants. The goal is to acquire 32 (32) housing units within 24 months from the approval of the funds.

PROVISION OF SUPPORTIVE SERVICES

Funds to be allocated \$2,000,000

During the consultation process the organizations indicated that there is need for supportive services that need to be provided to the qualifying population. Based on the identified need the Municipality is allocating HOME ARP resources for the provision of a broad range of supportive services to qualifying individuals or families as a separate activity or in combination with other HOME-ARP activities. The Gap analysis concluded that there is a need for the provision of supportive services to 7,530 persons. The Municipality will provide HOME-ARP funds for a broad range of supportive services to the qualifying individuals and families that meet HUD's requirements. The eligible supportive services include (1) McKinney-Vento Supportive Services; (2) HOME-ARP Homelessness Prevention Services; and (3) Housing counseling services, except homeowner assistance and related services. Eligible costs associated with McKinney-Vento supportive services and homelessness prevention supportive services include: Costs of child care, Costs of improving knowledge and basic educational skills, Costs of establishing and/or operating employment assistance and job training programs, Costs of providing meals or groceries, Costs of assisting eligible program participants to locate, obtain and retain housing, Costs of certain legal services, Costs of teaching critical life management skills, Financial assistance costs, including, Rental application fees, Security deposits, Utility deposits, Payment of rental arrears. Costs associated with housing counseling services include staff salaries and overhead costs of HUD-certified housing counseling agencies related to directly providing eligible housing counseling services to HOME-program participants. Other costs are the development of a housing counseling workplan, marketing and outreach, Intake, financial and housing affordability analysis, action plans that outline what the housing counseling agency and the client will do to meet the client's housing goals and that address the client's housing problem(s).

The services will be provided in accordance with the requirements of Section D (page 42) of CPD Notice 2021-10. Supportive services may be provided to individuals and families who meet the definition of a qualifying population who are not already receiving these services through another program. The Municipality will develop policies and procedures for the undertaking of the activity.

PRODUCTION OF NON-CONGREGATED SHELTER FOR QUALIFYING POPULATIONS

Funds to be allocated \$1,250,136

Goal: 8 units

Rental Housing Goal: 8 rental housing units

During the consultation and citizen participation process, the development of non congregated shelter did not appear to be an activity for which there was a need. However, the municipality held a meeting with the CoC and during that meeting the coalition members indicated the following:

1. That 47.8% of the people counted were homeless for the first time and that traditional shelters were not suitable for them.
2. That there was a need to increase the number of shelters by reducing their density.

Considering that the Point in Time Survey disclosed that there were 200 unsheltered persons the municipality determined to allocate funds under this eligibility category with a goal of producing 8-10 units. If the proposed activity is successful and the goal is achieved and the units are occupied, consideration will be given to allocating other funds from other sources.

ADMINISTRATION AND PLANNING

Funds to be allocated \$1,433,883.00

The Municipality will use 15% of the HOME ARP grant for eligible Administration and Planning. In accordance with CPD Notice 2021-10 the Municipality will use the Administration and Planning Cost for:

- Salaries, wages, and related costs of the PJ's staff
- Travel costs incurred for official business in carrying out the HOME-ARP program.
- Administrative services performed under third party contracts or agreements, including.
- such services as general legal services, accounting services, and audit services.
- Other costs for goods and services required for administering the HOME-ARP program.
- Costs of administering HOME-ARP supportive services programs.
- Staff and overhead costs of the PJ directly related to carrying out a HOME-ARP project.
- The provision of information and other resources to residents and citizen organizations.
- Activities to affirmatively further fair housing (AFFH).
- Preparation of the HOME-ARP allocation plan.
- Costs of complying with the applicable Federal requirements.
- Provide all or a portion of its HOME-ARP administrative funds to subrecipients and contractor.

The cost incurred will comply with the Cost Principles contained in subpart E of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 CFR part 200.

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

HOME ARP funds were distributed in accordance with the gap calculation for each qualifying population. According to the gap and need analysis all of the qualifying population has needs that need to be addressed. The gap shows the following gap for each population:

- Homeless – 200 beds
- At risk- 3,147 units
- Domestic Violence- 109 units
- Other population- 1,821 units

The allocation of funds shown in the table above (Use of HOME-ARP Funding) were distributed in accordance with the gap and the allocation will address between 4-6% of the identified need for each qualifying population. The following table shows the calculation by qualifying population and data source:

Qualifying Population Universe	GAP	Non Congregated Shelter	Affordable Housing	Supportive Services	Data Source
HOMELESS 538 TOTAL 167 SHELTERED 371 UNSHELTERED	371 unsheltered minus Beds available (171) (CoC Data) = Gap 200 beds	200 beds		371	PIT HMIS Data CoC Data
PERSONS AT RISK OF HOMELESSNESS CHAS Income below 30% AMI and cost Burden 9,250 CHAS Income below 30% AMI and Severe Cost Burden 8,065 Total =17,585	From total 17,585 with \$0 income = 4,616 minus Housing units available (Chas) = 3,192 Success Rate 46% Gap =3,147 units	-	3,147 units	4,616	CHAS Data A Picture of Subsidized Households PHA Data (Success Rate)
DOMESTIC VIOLENCE	442 minus rental vouchers available	-	136	442	Oficina de la Procuradora

Qualifying Population Universe	GAP	Non Congregated Shelter	Affordable Housing	Supportive Services	Data Source
442	adjusted for success rate (306) Gap = 136 units				de la Mujer Annual Report PHA Data
OTHER POPULATION CHAS Income between 30% - 50% AMI with Cost Burden = 4,710 Income between 30% - 50% AMI with Severe Cost Burden= 3,395 Total =8,105	From total 8,105 with \$0 income = 2,128 minus Housing units available (Chas) = 665 Success Rate 46% Gap = 1,821 units		1,821	8,105	CHAS Data A Picture of Subsidized Households PHA Data (Success Rate)

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The citizen participation and consultation process showed a lack of affordable housing units to serve all the qualifying population. The following are the highlights of the characteristics that provided a rationale to fund eligible activities:

- HUD CHAS data shows that 17,585 households with income below 30% AMI in San Juan are facing cost or severe cost burden.
- Data for HUD' Picture of Subsidized Households data shows that 26.25% of the housed households has no income.
- Using the available data, the Municipality estimates the number of households at risk of becoming homeless in 3,147.
- Data from the Consolidated Plan estimates the number of persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking in 442 persons.
- HUD CHAS data shows that 4,710 households in San Juan with income between 30 to -50% AMI are facing cost or severe cost burden.
- Using the available data, the Municipality estimates the number of Other Population (as defined by CPD Notice 2021-10) is 1,821.
- Data provided by the section 8 program and CoC shows that voucher holders are having difficulties in finding units in the market. The success rate is only 46.01%.
- The estimated number of unsheltered homeless in San Juan are 371.
- The gap of non-congregated beds is 200 units.

- The available shelters are not suitable for the type of homeless that were counted on the Point in Time Survey.
- Detached affordable housing units are more suitable to house women and families homeless.
- The Consultation process disclosed that supportive services are needed to all the qualifying population.
- Observations and comments received during the participation process of this HOME-ARP Plan reinforced the need for additional rental housing.

All of the above support the HOME-APR projects that the Municipality of San Juan will invest in, yet unfortunately grant fund continue to be insufficient to really make a change to stabilization of the life conditions of the qualifying population groups as a whole.

The Municipality wants to assist these projects in providing services to the residents to allow them to maintain their housing. Therefore, HOME-ARP will supplement the significant services that are currently available through the CoC 502 programs and ESG projects to provide some additional funding to provide supportive services that facilitate long-term independence for qualifying population and low-income households.

VI- HOME-ARP Production Housing Goals

Template

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Through the two housing eligible activities, the Municipality of San Juan expects to develop 40 affordable rental housing units that will provide housing to the qualifying population. The individual goals for activities are the following:

Activity	Goal
Acquisition, Rehabilitation, or new construction of rental Housing	32
Production of Non-Congregated Shelter for qualifying populations	8
Estimated production goal	40

The Municipality will work with the members of CoC 502 to promote the development of the units. Supportive services to the projects will be funded with HOME ARP Funds.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The gap analysis concluded that there is need for affordable housing and supportive services for all the qualifying population. Taking that into consideration the Municipality proposed two housing activities: The Acquisition, Rehabilitation, or new construction of rental Housing and the production of units in non-congregated shelters and the provision of supportive services to all qualifying populations. The following table summarizes the specific affordable rental housing production goal and how is addressing the qualifying population needs

Activity	Proposed Goal	Qualifying population need
Acquisition, Rehabilitation, or new construction of rental Housing	32	There is a need for 5,077 affordable rental housing
Production of Non-Congregated Shelter for qualifying populations	8	The existing non congregated shelters is not addressing the need of the

Activity	Proposed Goal	Qualifying population need
		new homeless population
Estimated production goal	40	

The Municipality intends to acquire 32 existing houses in the San Juan market to offer them for rent to the qualifying populations. The Municipality is allocating \$4,875,205 for this purpose. The homes will become part of the Municipality's rental housing program inventory and will be leased to Qualifying Populations. In addition, the Municipality will work with nonprofit organizations to provide case management and wrap-around services to the families placed in rental housing. This program addresses the priority need of the lack of rental housing for qualifying populations. This activity will reduce the gap for affordable housing and will serve as the starting point for a similar strategy with the HOME Funds. The gap analysis shows a need for 5,077 affordable rental housing units.

In addition to the acquisition of housing the municipality is allocating resources for the production of non-congregated shelter to be occupied by qualifying populations. It is expected that a total of 8 units are produced with the HOME ARP funds. During the consultation process the CoC commented that there is a need form scattered units to be converted to non-congregated shelters and the conversion of existing shelters to non-congregated shelters. The Municipality is allocating \$1,250,136.00 for this activity. The gap analysis shows a gap for 200 non congregated shelter beds.

In addition, and in accordance with the Needs Assessment and Gaps Analysis, \$2,000,000 of the Municipality's HOME-ARP funds will be targeted to provide supportive services and for all Qualifying Populations. The provision of supportive services will meet the critical needs of all Qualifying Populations. All qualifying households are eligible to receive supportive services under the HOME-ARP supportive services activity. Supportive services may be provided to individuals and families still waiting to receive the services outlined in the Notice through another program. The Municipality will establish separate supportive services activities or may combine supportive services with other HOME-ARP activities. The gap analysis shows a need of services for 7,530 persons.

VII- Preferences

Requirement:

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan.**

For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ’s HOME-ARP allocation plan. Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

Template:

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The Municipality is proposing to use HOME ARP fund for two (2) housing activities and the provision supportive services. The Municipality will not use or give preference on any of the HOME-ARP activities. The Municipality will select eligible households from a chronological waiting list for each of the eligible activities.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable, as a preference was not identified.

VIII-Referral Methods

Requirement:

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The Municipality does not intend to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity. The Municipality will select eligible households from a chronological waiting list for each of the eligible activities.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Not applicable

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Not Applicable

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Not Applicable

IX- Limitations in a HOME-ARP rental housing or NCS project

Requirement:

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Template

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

As a result of the Citizen participation and Consultation process neither of the qualifying population showed a disproportionately greater need in comparison to the needs of homeless population. Based on that fact the Municipality of San Juan does not intend to give preferences to any clientele. The Qualified populations are considered a presumed beneficiary and all clients whether they are from San Juan or elsewhere will be served.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable, the Municipality will not limit the HOME ARP funds to any qualifying population.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable the Municipality will not limit the HOME ARP funds to any qualifying population.

X-HOME-ARP Refinancing Guidelines

Requirement

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

The Municipality will not use HOME ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

Not Applicable, see above.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

Not Applicable, see above.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

Not applicable, see above.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

Not applicable, see above.

- ***Other requirements in the PJ's guidelines, if applicable:***

Not applicable, see above.

XI- Attachments

Attachment 1- Invitation to Public Hearing Notice

21 EL NUEVO DÍA
Viernes, 4 de noviembre de 2022

AVISO DE VISTA PÚBLICA

El Municipio de San Juan preparará el Plan HOME-ARP, que se presentará de conformidad con los reglamentos federales del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés), según el Aviso CPD-21-10 emitido el 13 de septiembre de 2021 y que establece los requisitos para los fondos asignados bajo la sección 3205 de la Ley del Plan de Rescate Americano de 2021 (PL 117-2) (ARP, por sus siglas en inglés) para el Programa HOME (HOME).

La asignación de fondos de HOME-ARP al Municipio de San Juan es de \$9,559,224.00, y se utilizará para proporcionar asistencia para personas sin hogar y servicios de apoyo que ayuden a individuos o familias que califiquen. HOME-ARP define a individuos o familias calificadas como aquellos que (1) no tienen hogar, como se define en la sección 103(a) de la Ley de Asistencia para Personas sin Hogar McKinney-Vento, según enmendada (42 U.S.C. 11302(a)) ("McKinney-Vento"); (2) en riesgo de quedarse sin hogar, como se define en la sección 401 de McKinney-Vento; (3) huir o intentar huir de la violencia doméstica, la violencia en el hogar, la agresión sexual, el acoso o la trata de personas; (4) parte de otras poblaciones donde la prestación de servicios de apoyo o asistencia evitaría la falta de vivienda de una familia o serviría a aquellos con el mayor riesgo de inestabilidad de vivienda; o (5) veteranos y familias que incluyen un miembro de la familia veterano que cumple con alguno de los criterios del (1)-(4).

Las posibles actividades con fondos HOME-ARP pueden ser:

1. Servicios de apoyo
2. Desarrollo de viviendas de alquiler asequibles
3. Asistencia de alquiler para inquilinos elegibles ("Tenant Based Rental Assistance")
4. Adquisición y desarrollo de albergues no congregados ("Non-congregated shelters")

Este Plan incluirá la estrategia para la distribución de los fondos HOME-ARP para atender las prioridades identificadas; las actividades que el Municipio puede llevar a cabo; describir el método para solicitud de fondos y/o seleccionar desarrolladores, proveedores de servicios, subreceptores y/o contratistas, y si el Municipio administrará actividades elegibles directamente o proporcionará cualquier parte de sus fondos administrativos de HOME-ARP a un subreceptor o contratista.

La Sección 24 CFR 91.105 (b) (3) requiere que el Municipio celebre vistas públicas durante todo el proceso de participación pública del Plan de Asignación HOME-ARP, siguiendo sus requisitos y procedimientos aplicables de vivienda justa y derechos civiles para una comunicación efectiva, accesibilidad y adaptación razonable para personas con discapacidades, y proporcionando acceso significativo a la participación de residentes con dominio limitado del inglés (LEP, por sus siglas en inglés) o español (LSP, por sus siglas en inglés) que están en el Plan de Participación Ciudadana actual.

FECHA	VISTA PÚBLICA	HORA	LOCALIZACIÓN
21 de noviembre de 2022	Vista Pública 1	10:00 A.M.	https://meet.goto.com/393073461
21 de noviembre de 2022	Vista Pública 2	1:30 P.M.	https://meet.goto.com/177778181

Se exhorta a los residentes del Municipio a que participen de estas vistas públicas, para que puedan participar activamente en la preparación del Plan HOME-ARP.

Si algún residente del Municipio, agencia pública o personal jurídica tiene alguna pregunta sobre este aviso, pueden comunicarse con la Señora Vilma Martínez, Gerente del Programa HOME, al siguiente correo electrónico o dirección postal:

Sra. Vilma Martínez
vmartinez@sanjuan.pr
P.O. Box 362138
San Juan, Puerto Rico 00936-2138

Personas con discapacidad y/o necesidades especiales que interesen participar de la Vista Pública deberán comunicarse previo al día de la vista con la Señora Vilma Martínez, Gerente, del Programa HOME, al teléfono (787) 480-5661. En cumplimiento con las leyes de vivienda justa y accesibilidad, durante la vista del Municipio se proporcionarán subtítulos a la presentación y la habilidad de poder recibir preguntas a través de un chat en la misma aplicación de internet.

Aviso Publicado: 4 de noviembre de 2022

Este aviso se publica en cumplimiento con el Código de Reglamentos Federales en el 24 CFR 91.105 y el Plan de Participación Ciudadana.


Miguel A. Romero Lugo
Alcalde

NOTICE OF PUBLIC HEARING

The Municipality of San Juan will prepare the HOME-ARP Allocation Plan that will be submitted in compliance with the federal regulations of the U.S. Department of Housing and Urban Development (HUD), per Notice CPD-21-10 issued on September 13, 2021, establishing the requirements for funds appropriated under section 3205 of the American Rescue Plan Act of 2021 (PL 117-2) (ARP) for the HOME Investment Partnerships Program (HOME).

The HOME-ARP funding allocation to the Municipality of San Juan is in the amount of \$ 9,559,224.00 and will be used to provide homelessness assistance and support services to help qualified individuals or families. HOME-ARP defines qualifying individuals or families as those that are (1) homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) ("McKinney-Vento"); (2) at risk of homelessness, as defined in section 401 of McKinney-Vento; (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; (4) part of other populations where providing support services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability; or (5) veterans and families that include a veteran family member that meet some of criteria in (1)-(4).

The activities that may be undertaken with HOME-ARP funds are:

1. Support services
2. Development of affordable rental housing
3. Tenant based rental assistance (Vouchers)
4. Acquisition and development of non-congregated shelters

This Plan will include the strategy for the distribution of the HOME-ARP funds to address the priority; the range of activities the Municipality may undertake; describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors, and whether the Municipality will manage eligible activities directly or will provide any portion of its HOME-ARP administrative funds to a subrecipient or contractor.

Section 24 CFR 91.105(b)(3) requires the Municipality to hold public hearings throughout the HOME-ARP Allocation Plan public participation process, following its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by Limited English Proficiency (LEP) or Limited Spanish Proficiency (LSP) residents that are in the current Citizen Participation Plan.

In accordance with the protocols established due to the Coronavirus Pandemic, the Municipality will hold these public hearings virtually on the following dates and times, using the electronic addresses indicated below:

DATE	HEARING	TIME	ELECTRONIC ADDRESS (LINK TO THE HEARING)
November 21, 2022	Hearing 1	10:00 A.M.	https://meet.goto.com/393073461
November 21, 2022	Hearing 2	1:30 P.M.	https://meet.goto.com/177778181

Interested parties are encouraged to connect to these virtual public hearings, so that they can actively participate in the HOME-ARP Allocation Plan public participation process. If any resident of the Municipality, public agency or legal personnel has any questions about this notice, they can contact Mrs. Vilma Martínez, HOME Program Manager, at the following email or postal address:

Mrs. Vilma Martínez
vmartinez@sanjuan.pr
P.O. Box 362138
San Juan, Puerto Rico 00936-2138


Persons with disabilities and/or special needs who are interested in participating in the Public Hearing should contact Mrs. Vilma Martínez, HOME Program Manager prior to the day of the hearing by calling the telephone number (787) 480-5661. In compliance with fair housing and accessibility laws, subtitles will be provided alongside the presentation during the public hearings; parties will also be able to submit questions through a chat in the same internet application.

Notice Published: November 4, 2022

This notice is published in compliance with 24 CFR 91.105 and the Citizen Participation Plan of the Municipality.

SAN JUAN
AVANZA POR TI

Attachment 2- Public Hearing Presentation




HOME

American Rescue Plan Act

Vista Pública

Municipio de San Juan
21 de noviembre de 2022



SAN JUAN
CAPITAL CITY
MIGUEL A. ROMERO LUGO | MAYOR

SI USTED TIENE DIFICULTAD AUDITIVA O INCAPACIDAD
PUEDE UTILIZAR LA OPCIÓN DEL CHAT EN LA
APLICACIÓN PARA HACER PREGUNTAS O PARA QUE
ACLAREMOS SUS DUDAS.

LA VISTA SE OFRECERÁ CON SUBTÍTULOS EN ESPAÑOL

IF YOU NEED ASSISTANCE DUE TO SPANISH
PROFICIENCY LIMITATIONS, PLEASE NOTIFY US USING
THE CHAT OPTION IN THE APP

Objetivos

- Ofrecer a los participantes una visión general sobre los fondos HOME ARP
- Obtener insumo de participantes sobre necesidad, brechas de servicio y uso potencial de los fondos HOME-ARP
- Cumplir con los requisitos reglamentarios de Participación Ciudadana y Consulta



American Rescue Plan Act (ARPA)

Aprobada el pasado 11 de marzo de 2021

Ley de recuperación que atiende la recuperación Post COVID 19

Departamento de Vivienda Federal asignó fondos especiales bajo el programa HOME Investment Partnership Program



Asignación de Fondos HOME-ARP

Municipio de San Juan recibió una asignación de

\$ 9,559,224.00



Grant Agreement

- Municipio firmó contrato con HUD
 - Autoriza el uso de 5% de los fondos de Administración
 - El remanente de los fondos será aprobado una vez se presente y se apruebe el *HOME-ARP Allocation Plan*
 - **NINGUNA** actividad programática está aprobada (solo administración)
 - El municipio tiene que someter el *HOME-ARP Allocation Plan* para poder utilizar el remanente de los fondos
- Los fondos tienen vigencia hasta septiembre 30 de 2030



Objetivos de los Fondos HOME-ARP

1. Atender la necesidad de vivienda de las personas sin hogar y otras poblaciones en riesgo

2. Proveer recursos para el desarrollo de vivienda a dicha población

3. Proveer recursos para la prestación de servicios de apoyo

SAN JUAN >>>
Avanza por ti



Población Eligible



Quienes cualifican bajo HOME-ARP (Poblaciones Calificadas-Qualified Populations)

Personas Sin
Hogar

Personas en
Riesgo de
Perder su
Hogar

Personas
huyendo de
violencia
doméstica,
acoso, tráfico
humano

Otras
poblaciones
que
requieren
servicios de
apoyo y/o
tienen
inestabilidad
de vivienda

SAN JUAN»»
Avanza por ti

San Juan Consulting Group

Actividades Elegibles

Actividades Elegibles



Tenant Based Rental Assistance
(Vouchers)



Desarrollo de viviendas de alquiler
asequibles



Prestación de servicios de apoyo



Adquisición y desarrollo de albergues no
congregados (Non Congregated Shelter).

SAN JUAN >>>
Avanza por ti

1- Tenant Based Rental Assistance

Se permite:

- Pagos de alquiler, depósitos de seguridad, depósitos y pagos de utilidades. (hasta el 100% de los costos).
- Renta = FMR o Payment Standard de Sección 8
- La familia puede seleccionar la unidad en el mercado siempre y cuando el alquiler sea razonable y cumpla con los estándares de propiedad aplicables (HQS).
- Se puede limitar la ayuda a un grupo en particular (Personas VIH/SIDA, víctimas de violencia doméstica)

Flexibilidad y otros requisitos

- Terminación del contrato (multi-año)
- Si se otorga a unidades HOME o HOME-ARP no hay que inspeccionar las unidades
- Permite continuar asistiendo a personas que se encuentran ocupando unidades (no es requerida la inspección de HQS)

SAN JUAN >>>
Avanza por ti

2- Desarrollo de Vivienda de Alquiler asequible

Se permite:

- Adquisición de vivienda de alquiler estándar
- Construcción de viviendas de alquiler
- Rehabilitación de viviendas de alquiler
- Incluye la conversión de edificios no residenciales a vivienda

Costos elegibles y otros requisitos

- *Hard and Soft costs*
- Costos operacionales del Proyecto

Otros requisitos

Aplican los *Property Standards* de HOME
15 años asequibilidad

Se requiere *layering y underwriting* de los proyectos

Proponentes son responsable de garantizar la viabilidad a largo plazo del proyecto (subsidio de alquiler)



3- Servicios de Apoyo

Se permite:

- Opción 1- brindarlos como una actividad elegible por si misma
- Opción 2- Brindarlos en apoyo a una actividad de HOME-ARP
- Tres Categorías de servicios
 - Permitidos por el McKinney Vento Act
 - Servicios de prevención (similares a ESG)
 - Consejería de vivienda

Ejemplos de Servicios de Apoyo

- Alimentos
- "Outreach"
- Tratamiento de abuso drogas / alcohol
- Transportación
- Manejo de casos



4- Adquisición y/o desarrollo de albergues no congregados

Uno o más edificios que:

- Proporcionan unidades de vivienda privadas o habitaciones para albergue temporero
- Que sirven a individuos/familias de poblaciones calificadas
- Donde **NO** se exige a los ocupantes firmar un contrato de arrendamiento u ocupación

Se permite

- Adquisición de estructuras listas para ocupación
- Nueva Construcción, con o sin adquisición de terrenos
- Rehabilitación de estructuras existentes

Costos elegibles

- Costos de adquisición
- Costos de Desarrollo (“hard and soft costs”)
- Reserva para gastos de remplazo de sistemas mayores durante la vida del proyecto



4- Adquisición y/o desarrollo de albergues no congregados – Tiempo Mínimo de Uso

- Adquisición solamente- 3 años
- Rehabilitación moderada (TDC <75% del valor de tasación)- 5 años
- Rehabilitación sustancial (TDC >75% del valor de tasación)- 10 años
- Nueva construcción – 10 años



5- Administración

Se permite

- 15% del grant puede ser utilizado para administración y planificación del HOME-ARP
- Pueden ser delegados a CHDO o entidades sin fines de lucro*

Costos elegibles

- Salarios (incluyendo diferenciales) y beneficios marginales
- Información pública
- Costos de Ofrecer Vivienda Justa
- Costos Indirectos
- Preparación del HOME-ARP Plan

***Además se pueden delegar 5% adicional a CHDO y Entidades sin fines de lucro para desarrollo de capacidad.**

Preferencias, Referidos y Subpoblaciones

- El Municipio podrá establecer preferencias para ciertas poblaciones para los proyectos a ser llevados a cabo (Ej. Violencia Doméstica, VIH/SIDA, etc.)
- Clientela de los proyectos:
 - Puede ser referida por el sistema coordinado del CoC
 - Puede ser manejada con una lista de espera en el proyecto
 - Combinación de ambos

Requisitos para solicitar los fondos (HOME-ARP Allocation Plan)



HOME-ARP Allocation Plan

- Para poder utilizar los fondos el Municipio tiene que preparar un plan conocido como el HOME-ARP Allocation Plan
- El Plan es una enmienda al Plan Anual 2021
- Se requiere un análisis de la necesidad de las personas sin hogar y las brechas de servicio que existen en el municipio
- HUD proporcionó un “template” con las secciones que debe contener el Plan

Proceso de Planificación y Aprobación del Plan



SAN JUAN»»
Avanza por ti

Consulta

- Propósito de la consulta es:
 - Identificar necesidad de la clientela
 - Identificar brechas en el sistema de servicios
 - Identificar actividades que se llevan a cabo en el Municipio
 - Oportunidades de colaboración y administración de las actividades
 - Obtener información para la selección de actividades HOME-ARP

SAN JUAN»»
Avanza por ti

Consulta

- El Municipio inició el proceso cartas a
 - CoC PR 502
 - Proveedores de servicios para personas sin hogar y violencia doméstica;
 - Grupos de veteranos;
 - Administración de Vivienda Pública;
 - Agencias públicas que atienden las necesidades de las poblaciones calificadas;
 - Organizaciones públicas/privadas que atienden vivienda justa, los derechos civiles y las necesidades de las personas con discapacidad.

SAN JUAN»»
Avanza por ti

Necesidad, Prioridad y Brecha de Servicios

- El Plan tiene que establecer la necesidad de las poblaciones calificadas, cuales tienen prioridad y que servicios son necesarios
- Estimar el número de unidades de vivienda de alquiler asequible necesarias para la población calificada y las que se producirán.
- Justificar las actividades planificadas (a partir del inventario de vivienda, el sistema de prestación de servicios, y las necesidades identificadas en el análisis de brechas).
- Indicar la cantidad de fondos HOME-ARP, para cada tipo de actividad elegible, incluyendo Administración y Planificación.

SAN JUAN»»
Avanza por ti

Vista Pública

**Brindar oportunidad a los ciudadanos para comentar sobre
necesidad y actividades elegibles**

Obtener el insumo de las partes interesadas

Identificar actividades potenciales



Borrador del Plan

- “Template” provisto por HUD
- Contenido:
 - Resumen del proceso de consulta y sus resultados
 - Resumen de comentarios recibidos y determinación del municipio sobre adopción de los mismos
 - Descripción de las poblaciones calificadas en el Municipio
 - Análisis de la necesidad de cada población calificada
 - Brecha en el inventario de vivienda de personas sin hogar y descripción del sistema de prestación de servicio
 - Usos propuestos fondos HOME-ARP
 - Número de unidades de vivienda que se producirán o se subsidiarán con los fondos
 - Preferencias a utilizarse (si alguna)
 - Certificaciones y SF-424

Aviso disponibilidad del Plan

- Se publicará un anuncio informando la disponibilidad del borrador del Plan (Opción de Redes Sociales, Periódicos o Página Web)
- Se recibirán comentarios sobre su contenido por un período de 15 días calendario a partir de la fecha de publicación del anuncio
- El Aviso indicará:
 - Actividades a llevarse a cabo
 - Cantidad asignada
- Los comentarios se considerarán en la preparación del Plan final.



Presupuesto del Municipio (HOME ARP)

Grant	\$9,559,224.00
Fees	
Administrativos	\$1,433,883.60

Distribución del Presupuesto Administrativo

	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Salarios Diferenciales	\$30,102.00	\$30,103.00	\$30,104.00	\$30,105.00	\$30,106.00	\$30,107.00	\$30,108.00	\$30,109.00	\$30,110.00	\$270,954.00
Equipo y Materiales	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$162,000.00
Administracion Sub Recipientes	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$270,000.00
Otros Servicios	\$31,881.00	\$31,881.00	\$31,881.00	\$31,881.00	\$31,881.00	\$31,881.00	\$31,881.00	\$31,881.00	\$31,881.00	\$286,929.00
Servicios Profesionales	\$76,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$444,000.00

Disponible para Proyectos \$8,125,341



Itinerario para acceder los fondos

	Octubre		Noviembre		Diciembre		Enero	
	1-15	16-31	1-15	16-30	1-15	16-23	12-15	16-31
Consulta								
Vista Pública								
Preparación de Plan								
Publicación Borrador								
Radicación de Plan								

SAN JUAN»»
Avanza por ti



Cuestionario de Insumo

Municipio prepare un cuestionario digital para recibir insumo

SAN JUAN»»
Avanza por ti



Preguntas y Respuestas

Persona Contacto:

Sra. Vilma Martínez

Gerente Programa HOME

vmartinez@sanjuan.pr

SAN JUAN»»
Avanza por ti



HOME

American Rescue Plan Act

Vista Pública

Municipio de San Juan
21 de noviembre de 2022



Attachment 3- Public Hearing Attendees

Municipio de San Juan HOME ARPA - Vista Publica 1 Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees Meeting ID
November 21, 2022 8:56 AM EST	38 minutes	5 393-073-461

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Carmen L. Caraballo Rosado	CCARABALLO@sanjuanciudadpatria.com	9:06 AM	9:34 AM	28
Eileen Poueymirou		9:06 AM	9:34 AM	28
HCG Harrison	harrison@hcgpr.com	8:56 AM	9:34 AM	38
Ivelisse Mussenden		8:56 AM	9:34 AM	37
Vilma Martinez Natal		8:56 AM	9:34 AM	37

Municipio de San Juan HOME ARPA - Vista Publica Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees Meeting ID
November 21, 2022 12:25 PM EST	39 minutes	4 177-778-181

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Angel Perez Soler	aperez.casaamorfeysperanza@gmail.com	12:25 PM	1:04 PM	39
Carmen L. Caraballo Rosado	CCARABALLO@sanjuanciudadpatria.com	12:25 PM	1:05 PM	39
HCG Harrison	harrison@hcgpr.com	12:25 PM	1:05 PM	39
Vilma Martinez Natal		12:25 PM	1:04 PM	39

Attachment 5- Notice of Availability of Draft Plan

Vocero

CLASIFICADOS

perifal de ciento ochenta y seis punto seis cinco cuatro dos metros cuadrados (186.6542 m2), equivalentes a cero punto cero cuatro siete cinco cuerdas (0.0475 cda.), en linderos al Norte, en una (1) alineación de dieciséis punto tres cuatro ocho dos metros lineales (16.3482 m.) con Administración de la Vivienda Pública de Puerto Rico; al Sur, en una (1) alineación de dieciséis punto cinco dos dos metros lineales (16.5228 m.) con la Sucesión Espada; al Este, en una (1) alineación de once punto uno cuatro tres metros lineales (11.5438 m.) con la carretera estatal PR-1 de la Autoridad de Carreteras y Transportación de Puerto Rico; y al Oeste, en una (1) alineación de once punto uno cuatro tres metros lineales (11.5438 m.) con la Administración de la Vivienda Pública de Puerto Rico. Se les notifica que deberán presentar su alegación responsive a través del Sistema Unificado de Manejo y Administración de Casos (SUMAC), al cual puede acceder utilizando la siguiente dirección electrónica: <https://unired.ramajudicial.pr>, salvo que se represente por derecho propio, en cuyo caso deberá presentar su alegación responsive en la secretaría del tribunal. Representan a la parte peticionaria los abogados Miguel A. Rodríguez Cartagena, PAB 105 PO Box 5093, Wadsworth, NY 11792, teléfono 787-267-4803, email: buterfordp@carriagena@gmail.com, Lcdo. Wadsworth J. Horta Acevedo, Calle Carriagena Civil #9, Ponce, PR 00730-3370, email: wadsworthj@yaho.com. De no comparecer, el Tribunal a petición del promotor, se señalará para vista que de quedar acreditada y aprobadas las alegaciones podrá declarar con lugar el dominio sobre el inmueble antes descrito a favor de la parte peticionaria. En Guayama, Puerto Rico, a 13 de febrero de 2023. MARISOL ROSADO RODRIGUEZ Nombre del (de la) secretario (a) Regional Por: IRIS V. RODRIGUEZ RODRIGUEZ Secretaria Auxiliar del Tribunal y Nombre Firma del (de la) Secretario (a) Auxiliar del Tribunal

MR-17089 Estado Libre Asociado de Puerto Rico, Libre Asociado de Puerto Rico TRIBUNAL DE PRIMERA INSTANCIA Sala Superior de FAJARDO COOPERATIVA DE AHORRO Y CREDITO NAGUABENA Demandante VANESSA CARRASQUILLO SANCHEZ Y OTROS Demandado(a) Civil: FA2022CV00980 Sobre: COBRO DE DINERO VIA ORDINARIA NOTIFICACIÓN DE SENTENCIA POR EDICTO (Nombre de las partes a las que se le notifican la sentencia por edicto) A VANESSA CARRASQUILLO SANCHEZ CARLOS F. LAZAR LOZADA por sí y en representación de la Sociedad Legal de Bienes Gananciales compuesta por ambos: Las Croabas, Carr. 987, Km 0.4, Fajardo, PR 00738-3931 y/o Alfarras de Monte Brisas, 455, Calle 44, Fajardo, PR 00738-3931 EL SECRETARIO(A) que suscribe le notifica a usted que, de febrero de 2023, este Tribunal ha dictado Sentencia, Sentencia Parcial o Resolución en este caso, que ha sido debidamente registrada y archivada en autos donde podrá usted enterarse detalladamente de los términos de la misma. Esta notificación se publicará una sola vez en un periódico de circulación general en la Isla de Puerto Rico, dentro de los 10 días siguientes a su notificación. Y, siendo o representando usted una parte en el procedimiento sujeto a los términos de la Sentencia, Sentencia Parcial o Resolución, de la cual puede establecerse recurso de revisión o apelación dentro del término de 30 días contados a partir de la publicación por edicto de esta notificación, dirijo a usted esta notificación que se considera hecha en la fecha de la publicación de este edicto. Copia de esta notificación ha sido archivada en los autos de este caso, con fecha de 28 de febrero de 2023. WANDA SEGUI REYES Nombre Secretario(a) KATHERINE ROBLES TORRES Nombre Secretario(a) Auxiliar Firma Secretario(a) Auxiliar

MR-17088 ESTADO LIBRE ASOCIADO DE PUERTO RICO TRIBUNAL DE PRIMERA INSTANCIA Sala Superior de TANCIA SALA SUPERIOR DE TANCIA COOPERATIVA DE AHORRO Y CREDITO HATILLO Demandante IVELISSE DORTA GARCIA Demandado(a) Civil: HA2022CV00252 Sobre: COBRO DE DINERO EMPLEAZAMIENTO POR EDICTO DEL ESTADO LIBRE ASOCIADO DE PUERTO RICO Y VELISSE DORTA GARCIA POR LA PRESENTE, se le requiere para que notifique al Lcdo. LUIS A. LOPEZ LOPEZ, Abogado de la parte demandante, cuya dirección es: Edificio Paradis Ceramics, #932 Avenida Hostos, Oficina A-1, Segundo Piso, Mayaguez, Puerto Rico 00960, Teléfono (787) 832-0050 Fax: (787) 832-2050 con copia de su contestación a la Demanda, dentro de treinta (30) días a partir de la última publicación de este Edicto. Usted debe presentar su alegación responsive a través del Sistema Unificado de Manejo y Administración de Casos (SUMAC), al cual puede acceder utilizando la siguiente dirección electrónica: <https://unired.ramajudicial.pr>, salvo que se represente por derecho propio, en cuyo caso deberá presentar su alegación responsive en la secretaría del tribunal. Usted es el demandado en la Demanda de Cobro de Dinero instada por la Cooperativa de Ahorro y Crédito Hatillo por el cobro del balance de \$6,270.69 de principal, más intereses al 6.75% anual y que continúan acumulándose hasta el saldo total de dicha obligación, de una tarjeta de crédito, la cual ha dejado de pagar. Se le apercibe que, de no comparecer, la cual ha dejado de pagar, se le apercibe que, de no comparecer, se le dictará Sentencia condenando al remede solicitado en la Demanda, sin más citarle ni oírle. EXTENDIDO BAJO MI FIRMA Y EL SELLO DEL TRIBUNAL, en Hatillo, Puerto Rico, hoy día 24 de febrero de 2023. Vivian Y. Fresco González Secretaria Regional Por: Mariela Concepción López Secretaria Auxiliar

AVISO PÚBLICO

DISPONIBILIDAD DE ENMIENDA SUSTANCIAL AL PLAN ANUAL 2021-2022

El Municipio de San Juan ha preparado una enmienda sustancial al Plan Anual 2021-2022 que incluye los cambios requeridos para poder recibir y utilizar los fondos HOME-ARP. Esta enmienda ha sido preparada en cumplimiento con los requisitos de la circular CPD 21-10, el 24 CFR 91.105 y el Plan de Participación Ciudadana del Municipio de San Juan. La enmienda reconoce los fondos HOME-ARP delegados al Municipio que totaliza \$9,559,224. Luego del proceso de participación ciudadana y consulta que incluyó a individuos, entidades, agencias públicas, y múltiples reuniones de trabajo, el Municipio propone la distribución de los fondos de la siguiente manera:

ACTIVIDAD	CANTIDAD ASIGNADA
Adquisición, Rehabilitación, o Construcción de Vivienda de Alquiler	\$4,875,205
Servicios de Apoyo	\$2,000,000
Producción de Albergue No Congregado para poblaciones calificadas	\$1,250,136
Administración	\$1,433,883
Total	\$9,559,224

Los fondos estarán disponibles para todas las poblaciones calificadas según establecidos por HUD. La circular CPD 21-10 y el 24 CFR 91.105 le requieren al Municipio la publicación de este aviso público para que los residentes, las agencias públicas, entidades de base comunitario y otras partes interesadas puedan revisar la enmienda, comentar y reaccionar a la petición de enmienda del plan anual 2021-2022. El documento conocido como "HOME ARP Allocation Plan" estará disponible para ser revisado por las partes interesadas en:

Programa HOME
Departamento de Vivienda y Desarrollo Comunal
Municipio de San Juan
Avenida de Diego #130, esquina San Patricio
Urbanización La Riviera
San Juan, Puerto Rico

La enmienda y los documentos de apoyo estarán disponibles por 15 días calendario para que el público pueda hacer sus comentarios de forma escrita al correo electrónico: vmartinez@sanjuan.pr. Para información adicional se pueden comunicar a través del (787) 787-480-5661 con la referida oficina en horario de 8:00 a.m. a 12:00 p.m. y de 1:00 p.m. a 4:00 p.m. Los comentarios serán evaluados, contestados e incorporados a la enmienda y luego se tramitará a la Oficina del Caribe del Departamento de Vivienda y Desarrollo Urbano Federal (HUD) para evaluación y aprobación final. Las personas con diversidad funcional podrán acceder a la enmienda propuesta del plan en las Oficinas del Departamento de Vivienda y Desarrollo Comunal del Municipio de San Juan en la dirección antes mencionada, una facilidad pública que está libre de barreras arquitectónicas.

Aviso Publicado: 3 de marzo de 2023
Este aviso se publica en cumplimiento con el Código de Reglamentos Federales en el 24 CFR 91.105, la Circular CPD 21-10 y el Plan de Participación Ciudadana.

NOTICE

AVAILABILITY SUBSTANTIAL AMENDMENT TO THE 2021-2022 ANNUAL PLAN

The Municipality of San Juan, in compliance with the federal regulations and provisions of 24 CFR 91.105, CPD Notice 2021-10 and its Citizen Participation Plan, announces the availability of a substantial amendment to the 2021-2022 Annual Action Plan. The amendment recognizes HOME-ARP funds delegated to the Municipality of San Juan in the amount of \$9,559,224. Upon the conclusion of the citizen participation and consultation process that included individuals, entities, public agencies, and multiple work meetings, the Municipality proposes the distribution of the funds as follows:

ACTIVITY	ALLOCATED AMOUNT
Acquisition and Rehabilitation of rental Housing	\$4,875,205
Supportive Services	\$2,000,000
Production of Non-Congregated Shelter for qualifying populations	\$1,250,136
Administration	\$1,433,883
Total	\$9,559,224

The funds will be available to all the HOME ARP qualifying populations as established by HUD. CPD Circulars 21-10 and 24 CFR 91.105 require the Municipality to publish this public notice to provide residents, public agencies, community-based entities, and other interested parties the opportunity to review the amendment, comment on, and react to the 2021-2022 plan amendment. The document "HOME ARP Allocation Plan" will be available for review by stakeholders at:

HOME Program
Department of Housing and Community Development
Municipality of San Juan
#130 de Diego Ave., corner with San Patricio
Urb. La Riviera
San Juan, Puerto Rico

The amendment and its supporting documents will be available for public review for 15 calendar days. Comments may be submitted in writing to the following email: vmartinez@sanjuan.pr. For additional information, please call (787) 787-480-5661 from 8:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 4:00 p.m. Comments will be evaluated, addressed, and incorporated into the amendment and then forwarded to the Caribbean Office of the Federal Department of Housing and Urban Development (HUD) for evaluation and final approval. Persons with functional diversity may access the proposed plan amendment at the Offices of the Department of Housing and Community Development of the Municipality of San Juan at the aforementioned address, a public facility that is free of architectural barriers.

Notice Published: March 3, 2023
This notice is published in compliance with the Code of Federal Regulations at 24 CFR 91.105, CPD Circular 21-10 and the Citizen Participation Plan.


Miguel A. Romero Lugo
Alcalde/Mayor

SAN JUAN
AVANZA POR TI

AVISO PÚBLICO

DISPONIBILIDAD DE ENMIENDA SUSTANCIAL AL PLAN ANUAL 2021-2022

El Municipio de San Juan ha preparado una enmienda sustancial al Plan Anual 2021-2022 que incluye los cambios requeridos para poder recibir y utilizar los fondos HOME-ARP. Esta enmienda ha sido preparada en cumplimiento con los requisitos de la circular CPD 21-10, el 24 CFR 91.105 y el Plan de Participación Ciudadana del Municipio de San Juan. La enmienda reconoce los fondos HOME-ARP delegados al Municipio que totaliza \$9,559,224. Luego del proceso de participación ciudadana y consulta que incluyó a individuos, entidades, agencias públicas, y múltiples reuniones de trabajo, el Municipio propone la distribución de los fondos de la siguiente manera:

ACTIVIDAD	CANTIDAD ASIGNADA
Adquisición, Rehabilitación, o Construcción de Vivienda de Alquiler	\$4,875,205
Servicios de Apoyo	\$2,000,000
Producción de Albergue No Congregado para poblaciones calificadas	\$1,250,136
Administración	\$1,433,883
Total	\$9,559,224

Los fondos estarán disponibles para todas las poblaciones calificadas según establecidos por HUD. La circular CPD 21-10 y el 24 CFR 91.105 le requieren al Municipio la publicación de este aviso público para que los residentes, las agencias públicas, entidades de base comunitario y otras partes interesadas puedan revisar la enmienda, comentar y reaccionar a la petición de enmienda del plan anual 2021-2022. El documento conocido como "HOME ARP Allocation Plan" estará disponible para ser revisado por las partes interesadas en:

Programa HOME
Departamento de Vivienda y Desarrollo Comunal
Municipio de San Juan
Avenida de Diego #130, esquina San Patricio
Urbanización La Riviera
San Juan, Puerto Rico

La enmienda y los documentos de apoyo estarán disponibles por 15 días calendario para que el público pueda hacer sus comentarios de forma escrita al correo electrónico: vmartinez@sanjuan.pr. Para información adicional se pueden comunicar a través del (787) 787-480-5661 con la referida oficina en horario de 8:00 a.m. a 12:00 p.m. y de 1:00 p.m. a 4:00 p.m. Los comentarios serán evaluados, contestados e incorporados a la enmienda y luego se tramitará a la Oficina del Caribe del Departamento de Vivienda y Desarrollo Urbano Federal (HUD) para evaluación y aprobación final. Las personas con diversidad funcional podrán acceder a la enmienda propuesta del plan en las Oficinas del Departamento de Vivienda y Desarrollo Comunal del Municipio de San Juan en la dirección antes mencionada, una facilidad pública que está libre de barreras arquitectónicas.

Aviso Publicado: 3 de marzo de 2023

Este aviso se publica en cumplimiento con el Código de Reglamentos Federales en el 24 CFR 91.105, la Circular CPD 21-10 y el Plan de Participación Ciudadana.

NOTICE

AVAILABILITY SUBSTANTIAL AMENDMENT TO THE 2021-2022 ANNUAL PLAN

The Municipality of San Juan, in compliance with the federal regulations and provisions of 24 CFR 91.105, CPD Notice 2021-10 and its Citizen Participation Plan, announces the availability of a substantial amendment to the 2021-2022 Annual Action Plan. The amendment recognizes HOME-ARP funds delegated to the Municipality of San Juan in the amount of \$9,559,224. Upon the conclusion of the citizen participation and consultation process that included individuals, entities, public agencies, and multiple work meetings, the Municipality proposes the distribution of the funds as follows:

ACTIVITY	ALLOCATED AMOUNT
Acquisition and Rehabilitation of rental Housing	\$4,875,205
Supportive Services	\$2,000,000
Production of Non-Congregated Shelter for qualifying populations	\$1,250,136
Administration	\$1,433,883
Total	\$9,559,224

The funds will be available to all the HOME ARP qualifying populations as established by HUD. CPD Circulars 21-10 and 24 CFR 91.105 require the Municipality to publish this public notice to provide residents, public agencies, community-based entities, and other interested parties the opportunity to review the amendment, comment on, and react to the 2021-2022 plan amendment. The document "HOME ARP Allocation Plan" will be available for review by stakeholders at:

HOME Program
Department of Housing and Community Development
Municipality of San Juan
#130 de Diego Ave., corner with San Patricio
Urb. La Riviera
San Juan, Puerto Rico

The amendment and its supporting documents will be available for public review for 15 calendar days. Comments may be submitted in writing to the following email: vmartinez@sanjuan.pr. For additional information, please call (787) 787-480-5661 from 8:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 4:00 p.m. Comments will be evaluated, addressed, and incorporated into the amendment and then forwarded to the Caribbean Office of the Federal Department of Housing and Urban Development (HUD) for evaluation and final approval. Persons with functional diversity may access the proposed plan amendment at the Offices of the Department of Housing and Community Development of the Municipality of San Juan at the aforementioned address, a public facility that is free of architectural barriers.

Notice Published: March 3, 2023

This notice is published in compliance with the Code of Federal Regulations at 24 CFR 91.105, CPD Circular 21-10 and the Citizen Participation Plan.


Miguel A. Romero Lugo
Alcalde/Mayor

SAN JUAN 
AVANZA POR TI

Attachment 5- Consultation Letters and Responses

Consultation letters are available for review on the following links:

shorturl.at/cijVZ



Attachment 6- Results of Consultation Survey

Municipio de San Juan

17

Responses

265:01

Average time to complete

Active

Status

1. Por favor indique el Nombre de la entidad que usted representa:

17

Responses

Latest Responses

"Autoridad para el Financiamiento de la Vivienda"

"Oficina de la Procuradora de las mujeres"

"Hogar del Buen Pastor "

2. Por favor entre su Nombre y Apellidos

17

Responses

Latest Responses

"Javier Tragolo"

"Mildred Oyola "

"Gilberto Reyes Garcia "

3. Por favor indique que puesto ocupa en la entidad.

17

Responses

Latest Responses

"Director Programa HOME"

"Ayudante Especial"

"Administrador "

4. Entre su correo electrónico

17

Responses

Latest Responses

"Javier.E.Tragolo@afv.pr.gov"

"Mayala@mujer.pr.gov "

"gilbertor@hogardelbuenpastor.org "

5. Entre su número de teléfono

17

Responses

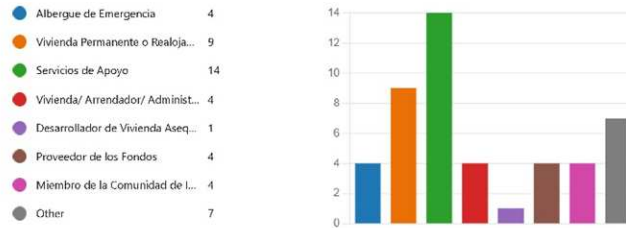
Latest Responses

"(787) 946-0045 ext. 4280"

"787 721 7676"

"787-721-8579 ext 2008"

6. ¿Cómo su Organización se relaciona con las siguientes poblaciones elegibles; personas literalmente sin hogar, personas huyendo de la violencia doméstica, abuso sexual, acoso o trata humana, veteranos, familias o alguna otra población? Indique, si es proveedor de los siguientes servicios (puede seleccionar mas de uno):



7. ¿Es su Organización miembro del Cuidado Continuo de Servicios para la población de personas sin hogar?



8. ¿En que Municipios su Organización provee los servicios? (Indique el/los Municipios):

17
Responses

Latest Responses
"Todo PR"
"Toda la isla "
"San Juan "

9. Desde su Perspectiva como Organización, ¿Cuáles son las necesidades más apremiantes para atender a la población de personas sin hogar en San Juan? Ordene del mas importante al menos importante.



10. Desde su Perspectiva como Organización, ordene los siguientes servicios de apoyo del más importante al menos importante



11. Desde su Perspectiva como Organización, ordene las actividades de Albergue no Congregados de la más importante a la menos importante.



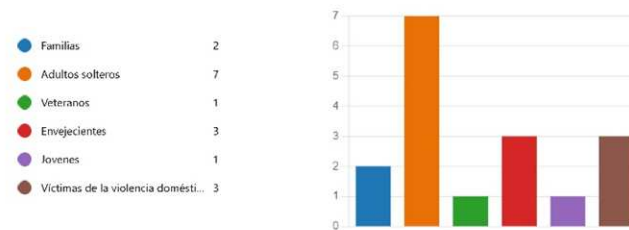
12. Desde su perspectiva como organización , ordene las siguientes actividades de desarrollo de Vivienda Renta Asequible (de la más importante a la menos importante)



13. Qué probabilidad hay de que su entidad solicite los fondos de Prevención de Deambulancia



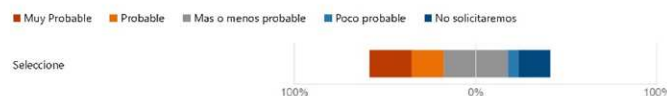
14. Las siguientes preguntas están diseñadas para identificar a la población sin hogar o en riesgo de convertirse en una persona sin hogar. De la siguiente lista, identifique la población con la mayor necesidad tomando en cuenta la experiencia de su Organización.



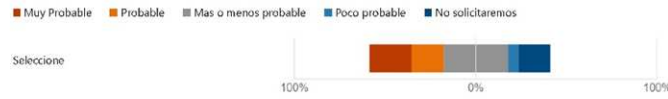
15. ¿Qué probabilidad hay de que usted solicite los fondos para Consejería de Vivienda?



16. ¿Qué probabilidad hay de que usted solicite los fondos para Preparación para Empleo?



17. ¿Qué probabilidad hay de que usted solicite los fondos para desarrollar o capacitar en las Destrezas de Vida?



18. ¿Cree usted que los servicios de Consejería en vivienda como búsqueda de vivienda, derechos de los dueños y los inquilinos, manejo del presupuesto y consejería sobre la reparación de crédito tienen un impacto significativo en la comunidad?



19. ¿Cree usted que la Prevención a la deambulancia tiene un impacto significativo en nuestra comunidad?



20. ¿Cree usted que la preparación para el empleo y/o la formación en destrezas de vida tienen un impacto significativo en nuestra comunidad?



Attachment 7- Comments received from CoC (Special Survey)

Municipio de San Juan - Consulta CoC 502

2
Responses

28:38
Average time to complete

Closed
Status

1. Por favor indique el Nombre de la entidad que usted representa:

2
Responses

Latest Responses
"Coalición de San Juan, Inc. "
"Hogar del Buen Pastor"

2. Por favor entre su Nombre y Apellidos

2
Responses

Latest Responses
"Vivian Camacho Dávila "
"Tere Beard Mercader"

3. Por favor indique que puesto ocupa en la entidad.

2
Responses

Latest Responses
"Directora "
"directora ejecutiva"

4. Entre su correo electrónico

2
Responses

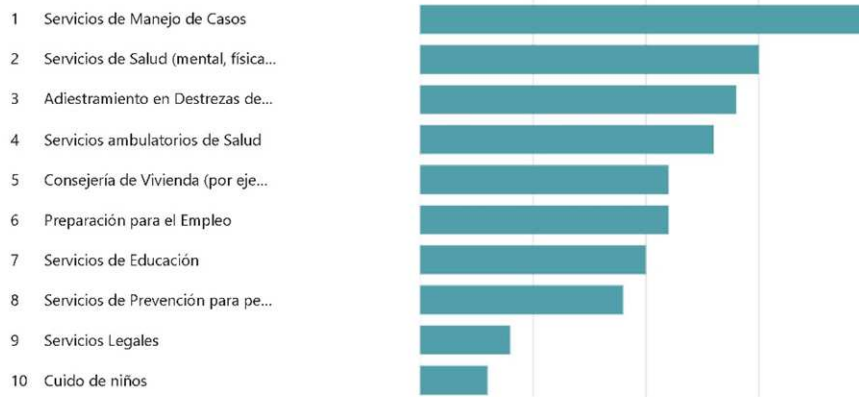
Latest Responses
"vcamacho@coalicionpr.com"
"tere@hogardelbuenpastor.org "

5. Entre su número de teléfono

2
Responses

Latest Responses
"787-294-5836"
"787-644-8200"

11. Desde su Perspectiva como Organización, ordene los siguientes servicios de apoyo del más importante al menos importante



12. Desde su perspectiva como organización , ordene las siguientes actividades de desarrollo de Vivienda de Alquiler Asequible (de la más importante a la menos importante)



13. Desde su Perspectiva como Organización, ordene las actividades de Albergue no Congregados de la más importante a la menos importante.



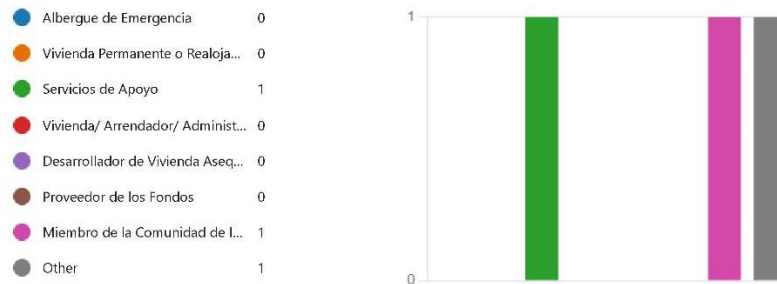
14. En este espacio indique que otra información o elementos debe considerar el municipio para seleccionar las actividades a ser costeadas con los fondos HOME ARP

2
Responses

Latest Responses

"Espacios de vivienda asistida para personas con discapacidad 24-55 años. "
"Debe haber un espacio de servicio holístico que incluya diversas técnicas na..

6. ¿Cómo su Organización se relaciona con las siguientes poblaciones elegibles: personas literalmente sin hogar, personas huyendo de la violencia doméstica, abuso sexual, acoso o trata humana, veteranos, familias o alguna otra población? Indique, si es proveedor de los siguientes servicios (puede seleccionar mas de uno):



7. El Programa HOME ARP tiene que servir a 1 de 4 poblaciones elegibles. Podría indicar por orden de prioridad cual de las 4 poblaciones es la que tiene más necesidad (existe una brecha de servicio). Ordene del más importante al menos importante.



8. Indique que criterios existen para determinar que existe una brecha en el servicio para la población que usted seleccionó como de mayor necesidad.

2
Responses

Latest Responses

"A diario recibimos referidos de familias que no cuentan con los recursos eco...
"El estar sin techo pone en riesgo la seguridad, tanto física como emocional ...

9. Desde su Perspectiva como Organización, ¿Cuáles son las necesidades más apremiantes para atender a la población de personas sin hogar en San Juan? Ordene del más importante al menos importante donde usted entiende existe una brecha de servicios o vivienda.



10. Indique usted por qué usted entiende existe una brecha de servicios en la actividad que seleccionó como de mayor prioridad.

2
Responses

Latest Responses

"Sin los servicios de apoyo disponibles es imposible que una persona sin hog...
"La mayoría de los subvenciones asignan partidas minimas para el renglon ...

Attachment 8- Certifications and SF-424

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

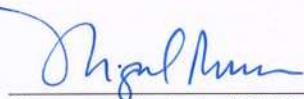
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

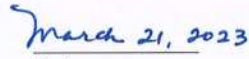
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official



Date

Mayor

Title

Application for Federal Assistance SF-424		
* 1. Type of Submission:		
<input type="checkbox"/> Preapplication		
<input type="checkbox"/> Application		
<input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application:		
<input checked="" type="checkbox"/> New		
<input type="checkbox"/> Continuation		
<input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s):		
* Other (Specify):		
* 3. Date Received:		
4. Applicant Identifier:		
5a. Federal Entity Identifier:		
5b. Federal Award Identifier:		
State Use Only:		
6. Date Received by State:		
7. State Application Identifier:		
8. APPLICANT INFORMATION:		
* a. Legal Name: Municipality of San Juan		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 660-42-7034		
* c. UEI: EMMTCQXM4K39		
d. Address:		
* Street1: PO BOX 362138		
Street2:		
* City: San Juan		
County/Parish:		
* State: PR: Puerto Rico		
Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 00936-2138		
e. Organizational Unit:		
Department Name: Housing Department		
Division Name: HOME Program		
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs		
* First Name: Isamar		
Middle Name:		
* Last Name: Piña		
Suffix:		
Title:		
Organizational Affiliation: MUNICIPALITY OF SAN JUAN		
* Telephone Number: 787-480-5505		
Fax Number: 787-725-8341		
* Email: ipina@sanjuan.pr		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/>	
CFDA Title: <input type="text" value="HOME Investment Partnership Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="HOME ARP"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input style="width: 50px;" type="text" value="PR"/>	* b. Program/Project <input style="width: 50px;" type="text" value="PR"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input style="width: 100px;" type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input style="width: 50px;" type="text" value="07/01/2023"/>	* b. End Date: <input style="width: 50px;" type="text" value="06/30/2030"/>
18. Estimated Funding (\$):	
* a. Federal	9,559,224.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	9,559,224.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input style="width: 50px;" type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input style="width: 100px;" type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input style="width: 50px;" type="text" value="Hon"/>	* First Name: <input style="width: 100px;" type="text" value="Miguel"/>
Middle Name: <input style="width: 100px;" type="text" value="Alberto"/>	
* Last Name: <input style="width: 100px;" type="text" value="Romero"/>	
Suffix: <input style="width: 50px;" type="text"/>	
* Title: <input style="width: 100px;" type="text" value="Mayor"/>	
* Telephone Number: <input style="width: 100px;" type="text" value="787-480-4000"/>	Fax Number: <input style="width: 100px;" type="text" value="787-725-5574"/>
* Email: <input style="width: 100px;" type="text" value="mromero@sanjuan.pr"/>	
* Signature of Authorized Representative:	* Date Signed: <input style="width: 50px;" type="text" value="March 21, 2023"/>

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
Municipality of San Juan	March 21, 2023

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

Authorized for Local Reproduction

Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
Municipality of San Juan	March 21, 2023

SF-424D (Rev. 7-97) Back