

Action Plan

Grantee: Puerto Rico

Grant: B-11-DN-72-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,350,000.00
Total Budget:	\$ 6,350,000.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

1. NSP3 Grantee Information The Commonwealth of Puerto Rico has been allocated \$5,000,000 in funds from the third round of the Neighborhood Stabilization Program (NSP3) by the U.S. Department of Housing & Urban Development (HUD). The Neighborhood Stabilization Program (NSP3) is authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act. The Office of the Commissioner of Municipal Affairs of Puerto Rico (OCAM, for its Spanish Acronym) has been designated as the grantee responsible to establish and implement the NSP3 program in Puerto Rico. This Action Plan constitutes a second substantial amendment to its current, approved five year Consolidated Plan and Annual Action Plan for Program Year 2010. On March 11, 2011 OCAM submitted to HUD the first NSP3 Substantial Amendment, which was eventually approved by HUD on March 17, 2011. The second NSP3 Action Plan amendment described the outcomes of OCAM's RFP process, which identified the areas of greatest need identified by the participating municipalities. The descriptions of such areas are included in Sections 2 and 7 of this document. On February 12, 2013, OCAM submitted its third NSP3 Substantial Amendment to the HUD. The Substantial Amendment modifies the NSP3 target areas for the participating NSP3 Municipalities to include areas where foreclosed or abandoned homes are available. The corresponding maps are available as part of the Substantial Amendment document posted on OCAM's website. OCAM has designed its needs and location criteria based on the areas of greatest need defined by the NSP3 Mapping Tool, that municipalities originally submitted to OCAM after the approval of the first NSP3 Action Plan and as part of the third NSP Substantial Amendment. As required by Regulation, funds will be targeted to areas of greatest need based on the number and percentage of home foreclosures, the number and percentage of homes financed by subprime mortgage loans, and the number and percentage of homes in delinquency. Additionally, the size of target areas was taken in consideration assuring that those chosen are small enough so that funds can have a positive measurable impact in the neighborhood. Funds will be used according to NSP3 requirements and any other pertinent rule or regulation. Then on June 29, 2014, in accordance with the current regulations stipulated in the 75 FR 64322, the Office of the Commissioner of Municipal Affairs (OCMA) published the fourth amendment to the Action Plan of the Neighborhood Stabilization Program 3 (NSP3). The purpose of this fourth amendment is to include activities for Special Economic Development Opportunities. This did not change the eligible uses of NSP3, nor the established National Objectives. However, it allowed a change in the end use of the proposed projects. The NSP participating municipalities will have to create or maintain jobs for people whose family income are at, or below, 120 percent of the area median income (LMMI). NSP3 economic development activities should be directed towards the acquisition and rehabilitation of units that have been abandoned or foreclosed. Participating municipalities, that plan to create economic development activities, must submit an amendment to their proposals and provide a number of potential beneficiaries. NSP3 funds will be used for the acquisition, rehabilitation, redevelopment, construction and resale of vacant or foreclosed residential properties in the potential target areas. As mentioned, these areas were defined based on the eligible areas that participating municipalities submitted to OCAM. However, as discussed below, the use of NSP3 funds will be limited to municipalities that received funds under NSP1. OCAM will distribute NSP funds to municipalities in the greatest need categories as outlined in Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act. These need categories are areas with: the greatest percentage of home foreclosures.



How Fund Use Addresses Market Conditions:

How Fund Use Addresses Market Conditions: In order to determine the areas of greatest need, OCAM conducted a competitive application process by soliciting proposals from NSP 1 sub-recipients (11 entitlement and non-entitlement municipalities). The Request for Proposals (RFP) provided specific guidance on how to design projects that have a strong impact, rather than scatter developments. Proposals may be a new project and/or the completion of an existing NSP1 project. The RFP guidelines were based in the criteria established by NSP Policy Alert (Guidance on Mapping and Needs Data for State NSP3 Action Plans). These include:

- Identification of potential target areas of greatest need: Neighborhoods within each municipality that have unique market characteristics. The proposed NSP3 program, attempts to match existing and short-term market conditions with an appropriate response in order to recover and re-use abandoned and foreclosed properties. Targeting NSP1 funded areas is crucial to assure long-term stabilization and prevent further deterioration in these areas. These municipalities (7 in total) had identified potential areas using HUD's NSP3 Mapping Tool. The Areas of Greatest Need map had to be created by following the instructions at the HUD NSP3 Mapping Tool for Preparing Action Plan Website at <http://www.huduser.org/NSP/NSP3.html>.
- Market analysis supporting the activities of the identified target area: The acquisition and rehabilitation of properties in the identified target areas must be in accordance with local real estate market conditions. The Municipalities had to analyze market supply conditions, especially as they relate to foreclosed and abandoned homes. They must have shown understanding of demand characteristics, and trends, and drawn appropriate conclusions regarding the areas where NSP funds can have the most impact considering a Grantee/sub-recipient-driven homeownership program. municipalities were encouraged to identify areas that will also have a competitive resale market. OCAM will evaluate the marketability of the units and their relation to job markets, public transportation alternatives and services that support the needs of low and moderate income persons. Further guidance on market aspects supporting homeownership activity is provided in the NSP3 Program Design Guidebook <http://hudnsphelp.info/media/resources/NSP3DesignGuidebook.pdf>.
- Intended program impact: OCAM evaluated the defined areas of greatest needs taking into consideration program goals, measures and outcomes. Municipalities had to submit information showing the intended impact of their proposed projects. Detailed criteria were provided to Municipalities through an RFP that was made available to sub-recipients on April 4th, 2011, once the first amendment to the Action Plan was approved. Criteria included, but was not limited to: optimization of program income, marketability of the unit, cost per housing unit provided, impact on the stabilization of the neighborhood and compliance with the 25% set aside for low-income families.

1. Sub-applicant capacity: As part of the RFP process OCAM evaluated the capacity of the municipality relating to the following:
2. Property evaluation, feasibility analysis, and acquisition;
3. If required, construction/rehabilitation estimation, and/or review of specifications and estimates created by developers;
4. A sound procurement management aspects;
5. Construction inspection, draw reviews, approvals, and processing;
6. Income certification and underwriting to fill the financing gap; and,
7. An efficient and cost effective marketing and home sales structure.

- Timeline: To be eligible to receive NSP funds, the municipalities striving to participate in the program had to present to OCAM a Letter of Intent, ten (10) days from the approval of the first Amendment to the Plan. As it was mentioned, the NSP3 Request for Proposal's was made be avail

Ensuring Continued Affordability:

Ensuring Continued Affordability: Continued affordability will be ensured through deed restrictions, covenants running with the land, or other mechanisms approved by HUD, in accordance with the requirements of 24 CFR 92.254 for owner-occupied units and local HOME program standards. The recapture option/provision will be used to control the resale of the homebuyer property during the affordability period. Restrictions to sale during the affordability period will be included in deeds or agreements registered at the Puerto Rico Department of Justice Property Register.

Definition of Blighted Structure:

Blighted structures: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare in context of local laws and in accordance with the laws of the Commonwealth of Puerto Rico.

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

Applicable Housing Rehabilitation Standards: Rehabilitation or Redevelopment of existing housing, will comply with the minimum Housing Quality Standards for Section 8 housing as defined in 24 CFR 982.401. Redevelopment and/or rehabilitation activities of foreclosed, abandoned or vacant property must meet applicable laws, codes and other requirements relating to housing safety, quality and habitability. All projects requiring substantial rehabilitation will be designed to meet the standard for Energy Star Qualified New Homes. For rehabilitation that is not substantial, grantees must meet those standards to the extent applicable to the rehabilitation work undertaken.

New housing construction will be carried out in compliance with section 24 CFR 92.251, HOME Program property standards, and the Puerto Rico's construction requirements. These construction standards require that properties meet all applicable local building codes and laws, so properties are considered decent and safe. Developers of new housing are required to incorporate green building and energy efficiency standards into their projects and thus comply with the standard for Energy Star Qualified New Homes.

Vicinity Hiring:

Grantees/Sub-recipients must, to the maximum extent feasible, provide for the hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small business that are owned and operated by person's residing in the vicinity of NSP3 projects, meaning neighborhoods identified by the grantee as areas of greatest needs. For the purpose of administering this requirement, HUD is adopting the Section 3 applicability thresholds for community development assistance at 24 CFR 135.3 (a)(3)(ii). In addition, OCMA and the sub-recipients will comply with Section 3 of the Housing and Urban Development Act of 1968

(12 USC 1701u) and other related requirements when applicable.

In order to comply with this requirement the following strategies will be followed:

(A) In the RFP process, the municipalities must present a plan to comply with vicinity hiring and Section 3 requirements, which must include a (1) purpose and policy statement, (2) action plan and goals, (3) contracting policies and procedures, (4) certification procedures, (5) training opportunities, (6) evaluation of Section 3 proposals and (7) reporting and recordkeeping requirements; and (B) contractual agreements between the OCAM and Municipalities will include a clause requiring municipalities to show reasonable efforts to hire employees or contract with small business that are owned or operated by persons residing in the vicinity of the project. Other required contract clauses will also be included. OCAM will provide specific guidance and requirements on the Vicinity Hiring Plan and other related compliance issues.

Procedures for Preferences for Affordable Rental Dev.:

OCAM will not establish rental preference procedures, because rental is not considered in the activities being promoted. As stated, the objective is to comply with NSP3 objectives, while promoting homeownership and increasing the stock of affordable housing. Moreover, OCAM does not have the capacity or organizational structure to manage rental activities, nor previous experience managing rental programs. OCAM will comply with its objectives without the need to assume the additional administrative costs and burdens associated to rental housing.

Grantee Contact Information:

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trosado@ocam.gobierno.pr

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ACQ/REHAB	Acquisition and Rehabilitation	11-NS-11-001-Bayamon-LMMI	Acquisition and Rehabilitation of Housing Units
		11-NS-11-002-Bayamon-LH25	
		11-NS-43-001-Maricao-LMMI	
		11-NS-43-002-Maricao-LH25	
		11-NS-44-001-Maunabo-LH25	
		11-NS-52-001-Quebradillas-LH25	
		11-NS-52-002-Quebradillas-LMMI	
		11-NS-65-001-San Juan-LMMI	
		11-NS-65-002-San Juan-LH25	
		11-NS-68-001-Yauco-LMMI	
		11-NS-68-002-Yauco-LH25	
		11-NS-70-001-Toa Baja-LMMI	
		11-NS-70-002-Toa Baja-LH25	
ADMIN	ADMINISTRATION	11-NS-ADM-OCAM	Administration

Activities

Project # / Title: ACQ/REHAB / Acquisition and Rehabilitation

Grantee Activity Number: 11-NS-11-001-Bayamon-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 449,114.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 449,114.76

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
#Units 2 other green	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Efficient AC added/replaced	4
# of Properties	4



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF BAYAMON

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF BAYAMON

Organization Type

Local Government

Proposed Budget

\$ 449,114.76

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential developments within the Municipality of Bayamón: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-11-002-Bayamon-LH25
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 274,615.34

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 274,615.34

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units w/ other green	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Efficient AC added/replaced	2
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF BAYAMON

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF BAYAMON

Organization Type

Local Government

Proposed Budget

\$ 180,932.53

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential developments within the Municipality of Bayamón: as outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-43-001-Maricao-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 527,600.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 527,600.58

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

7

Low

Mod

7

Low/Mod%

100.00

of Households

7

7

100.00

Proposed Accomplishments

of Singlefamily Units

Total

7

of Housing Units

7

#Units & other green

7

#Light fixtures (outdoors) replaced

7

#Light Fixtures (indoors) replaced

7

#Replaced hot water heaters

7

#Additional Attic/Roof Insulation

7

of Properties

7



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF MARICAO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF MARICAO

Organization Type

Local Government

Proposed Budget

\$ 527,600.58

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Maricao: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-43-002-Maricao-LH25
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 226,114.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 226,114.53

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
#Units w/ other green	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	3
#Additional Attic/Roof Insulation	3
# of Properties	3



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF MARICAO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF MARICAO

Organization Type

Local Government

Proposed Budget

\$ 226,114.53

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Maricao: as outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-44-001-Maunabo-LH25
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

09/30/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 646,450.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 646,450.35

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4	4		100.00
4	4		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

of Properties

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF MAUNABO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF MAUNABO

Organization Type

Local Government

Proposed Budget

\$ 646,450.35



Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Maunabo: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-52-001-Quebradillas-LH25
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 611,211.01

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 611,211.01

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5	5		100.00
5	5		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF QUEBRADILLAS

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF QUEBRADILLAS

Organization Type

Local Government

Proposed Budget

\$ 611,211.01



Location Description:

NSP3 funds will be restricted to use in areas of “greatest needs” in the following potential wards within the Municipality of Quebradillas: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-52-002-Quebradillas-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF QUEBRADILLAS

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF QUEBRADILLAS

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:



NSP3 funds will be restricted to use in areas of “greatest needs” in the following potential wards within the Municipality of Quebradillas: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-65-001-San Juan-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 471,504.61

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 471,504.61

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
#Units w other green	4
#Low flow toilets	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	4
# of Properties	4



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF SAN JUAN

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF SAN JUAN

Organization Type

Local Government

Proposed Budget

\$ 488,655.71

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of San Juan: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-65-002-San Juan-LH25
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 297,203.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 297,203.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units w/ other green	2
#Low flow toilets	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF SAN JUAN

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF SAN JUAN

Organization Type

Local Government

Proposed Budget

\$ 280,051.90

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of San Juan: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-68-001-Yauco-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

02/07/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 500,853.23

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 500,853.23

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF YAUCO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF YAUCO

Organization Type

Local Government

Proposed Budget

\$ 434,238.00



Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Yauco: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-68-002-Yauco-LH25
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

02/07/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 222,876.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 222,876.87

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF YAUCO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF YAUCO

Organization Type

Local Government

Proposed Budget

\$ 289,492.06



Location Description:

NSP3 funds will be restricted to use in areas of “greatest needs” in the following potential wards within the Municipality of Yauco:As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-70-001-Toa Baja-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 486,674.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 486,674.96

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

3

Low

Mod

3

Low/Mod%

100.00

of Households

3

3

100.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF TOA BAJA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF TOA BAJA

Organization Type

Local Government

Proposed Budget

\$ 532,455.75



Location Description:

NSP3 funds will be restricted to use in areas of “greatest needs” in the following potential wards within the Municipality of Toa Baja: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-NS-70-002-Toa Baja-LH25
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 285,780.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 285,780.78

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MUNICIPALITY OF TOA BAJA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MUNICIPALITY OF TOA BAJA

Organization Type

Local Government

Proposed Budget

\$ 285,780.78



Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Toa Baja: As outlined in the Action Plan areas of greatest need.

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: ADMIN / ADMINISTRATION

Grantee Activity Number: 11-NS-ADM-OCAM
Activity Title: Administration

Activity Type:

Administration

Project Number:

ADMIN

Projected Start Date:

06/01/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

03/31/2018

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 350,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 350,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

OFFICE OF COMMISSIONER OF MUNICIPAL AFFAIRS

Proposed budgets for organizations carrying out Activity:

Responsible Organization

OFFICE OF COMMISSIONER OF MUNICIPAL AFFAIRS

Organization Type

State

Proposed Budget

\$ 0.00

Location Description:

ocma

Activity Description:

Administrative Cost

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Reviewer - Please revise program contact person information. Juan Carlos Cruz is no longer an OCAM employee. Thank you.

Reviewer - This substantial amendment was approved on February 12, 2013 by letter of HUD San Juan CPD Director, Maria Ortiz, to OCAM Commissioner Carlos Santini Rodriguez. Please be advised that the Municipality has to expend \$2.5 million by March 17, 2013 in order to meet the 50% expenditure deadline.

Reviewer - Change in budget of \$46,750.67 from 11-NS-68-002-YAUCO-LH25 to 11-NS-68-001-YAUCO-LMMI, which does not constitute a substantial amendment.



Reviewer - Changes made to budget as identified in March 13, 2014 11:55 AM email of OCAM NSP3 Coordinator Idenis Torres Guzman. As identified by OCAM, these changes do not seem to constitute a substantial amendment in accordance with Consolidated Plan regulations at 24 CFR 91.505 and OCAM's citizen participation plan.

Reviewer - Grantee needs to add details to its administration activity.

Reviewer - Action Plan will be rejected for Grantee to add administration activity.

Action Plan History

Version	Date
B-11-DN-72-0001 AP#1	05/10/2012
B-11-DN-72-0001 AP#2	06/27/2012
B-11-DN-72-0001 AP#3	02/13/2013
B-11-DN-72-0001 AP#4	05/01/2013
B-11-DN-72-0001 AP#5	08/07/2013
B-11-DN-72-0001 AP#6	11/25/2013
B-11-DN-72-0001 AP#7	11/27/2013
B-11-DN-72-0001 AP#8	02/05/2014
B-11-DN-72-0001 AP#9	03/14/2014
B-11-DN-72-0001 AP#10	06/20/2014
B-11-DN-72-0001 AP#11	08/13/2014
B-11-DN-72-0001 AP#12	07/21/2017
B-11-DN-72-0001 AP#13	12/14/2017