

BAYAMON

**ACTION PLAN OF
HOUSING AND COMMUNITY DEVELOPMENT
PROGRAM YEAR 2008-2009**



LA RED by Rafael Torruellas (Project for Public Art)

Presented by
Hon. Ramón Luis Rivera Cruz
Mayor
May, 2008

**MUNICIPALITY OF BAYAMON
PLANNING OFFICE**

**ACTION PLAN OF HOUSING AND COMMUNITY DEVELOPMENT
FOR THE MUNICIPALITY OF BAYAMON
PROGRAM YEAR 2008**

PRESENTED BY:

**HON. RAMON LUIS RIVERA CRUZ
MAYOR**

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May 2008

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COVER SHEET

Article III. Municipality of Bayamón

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EXECUTIVE SUMMARY

Introduction

The 2008-2009 Consolidated Plan is the City of Bayamón's annual application to the United States Department of Housing and Urban Development (HUD) for the three Office of Community Planning and Development entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG).

The 2008 Plan represents the third year of the five-year Consolidated Plan that was presented by the City to HUD in 2006.

The allocation for PY2008, compared to the PY2007 grant of \$6,491,943 is \$223,275 less. The table on the next page illustrates the comparative trend between the 2000 and 2008 program years.

For the 2008 Program Year, the City expects to receive approximately \$6,491,943 from the three formula grant programs; \$4,514,163 for CDBG, \$1,552,570 for HOME, and \$201,935 for ESG.

These funds are primarily targeted to address the following eligible activities: housing rehabilitation and community development to maximize the preservation of the City's housing stock; the City's continuum of care for homeless single adults and homeless families; and housing opportunities and housing support services for persons with HIV/AIDS.

The Bayamon City Office of Planning is the lead agency in the City's Consolidated Plan application process and is responsible for the formulation, preparation and development of each year's proposed Consolidated Plan. City Planning coordinates Plan-related activities between the Consolidated Plan Committee member agencies and the federal government and subrecipients.

For the 2008 Consolidated Plan program year the City of Bayamon is required to use HUD's Performance Outcome Measurement System. The Performance Outcome measurement System was developed to enable the U.S. Department of Housing and Urban Development to collect and aggregate standardized performance data on entitlement-funded activities from all entitlement grantees nationwide for use in reporting to Congress on the effectiveness of its formula entitlement programs in meeting the Department's strategic objectives. The outcome performance measurement system includes objectives, outcome measures and performance indicators that describe the intended outputs of the various entitlement funded activities. There are three (3) objectives: creating Suitable Living Environment; providing Decent Affordable

Housing; and Creating Economic Opportunities which, combined with the three (3) performance outcome categories, Accessibility/Availability; Affordability; and Sustainability, create nine (9) performance measurement statements. The following table summarizes the proposed activities their relationship with the Consolidated Plan Objectives and Performance Measures System:

ACTIVITY	PROGRAM	CONSOLIDATED PLAN OBJECTIVE	EXPECTED ACCOMPLISHMENT	IDIS PERFORMANCE MEASURE OBJECTIVE	IDIS OUTCOME	IDIS OUTCOME STATEMENT
<i>Reforestación y Mejoras Urbanísticas en la Carr. #2</i>	CDBG	OCD 2.2 OCD 2.3 OCD 2.6	224,044 persons	Suitable Living Environment	Availability/Accessibility	Accessibility for the purpose of creating suitable living environments
<i>Community Center Program</i>	CDBG	OCD3.3	650 persons	Suitable Living Environment	Availability/Accessibility	Accessibility for the purpose of creating suitable living environments
<i>Sports and Recreational Program</i>	CDBG	OCD 3.3	40,000 persons	Suitable Living Environment	Availability/Accessibility	Accessibility for the purpose of creating suitable living environments
<i>Payment of Section 108 loan</i>	CDBG	-	-	-	-	-
<i>Administration</i>	CDBG	OCD5.1	-			
<i>Delegation of funds to CHDO's</i>	HOME	H3	1 grant	Decent Housing	Affordability	Affordability for the purpose of providing decent affordable housing
<i>First Homebuyer</i>	HOME	H5	14 households	Decent Housing	Affordability	Affordability for the purpose of providing decent affordable housing
<i>New Construction in Cement</i>	HOME		10 housing units	Decent Housing	Affordability	Affordability for the purpose of providing decent affordable housing
<i>HOME Administrative Expenses</i>	HOME	OCD5.1	-			
<i>ESG Prevention Services</i>	ESG	HO5	30 persons	Suitable Living Environment	Availability/Accessibility	Accessibility for the purpose of creating suitable living environments
<i>Nuevo Amanecer Program (Essential Services)</i>	ESG	HO1 HO7	30 persons	Suitable Living Environment	Availability/Accessibility	Accessibility for the purpose of creating suitable living environments
<i>Nuevo Amanecer Program (Administrative Expenses)</i>	ESG	OCD5.1	-			
<i>Nuevo Amanecer Program (Operation Services)</i>	ESG	HO2	30 persons	Suitable Living Environment	Availability/Accessibility	Accessibility for the purpose of creating suitable living environments
<i>Hogar Amparo (Operation Services)</i>	ESG	HO2	15 persons	Suitable Living Environment	Availability/Accessibility	Accessibility for the purpose of creating suitable living environments

ACTIVITY	PROGRAM	CONSOLIDATED PLAN OBJECTIVE	EXPECTED ACCOMPLISHMENT	IDIS PERFORMANCE MEASURE OBJECTIVE	IDIS OUTCOME	IDIS OUTCOME STATEMENT
<i>Centro de Transformación Social Cristiano – Eliezer (Operation Services)</i>	ESG	HO7	25 persons	<i>Suitable Living Environment</i>	<i>Availability/Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Casa Misericordia, Inc. (Operation Services)</i>	ESG	HO7	30 persons	<i>Suitable Living Environment</i>	<i>Availability/Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>

Past Performance Program Year 2006-2007

For the program year 2006, a total of \$31,173,417.34 (including section 108 funds) were available for activities covered in the 2006-2007 Action Plan. The financial activity reported in this period, includes the total funds available (including balance from previous years) and expenditures as recorded in HUD Integrated Disbursement Information System.

Table 1 HUD Resources		
Program	2006-2007 Allocation	Previous Year Balances
CDBG	\$ 4,708,650.00	\$ 5,609,833.60
CDBG Program Income	\$ -	\$ 619,438.71 *
HOME	\$ 1,614,715.00	\$ 4,703,959.18
ESG	\$ 201,588.00	\$ 301,509.15
SECTION 108	\$ -	\$ 13,413,723.70
Total	\$ 6,524,953.00	\$ 24,648,464.34
	Total CPD Resources Available	\$ 31,173,417.34

* This amount represents program income from previous program year entered into IDIS in 2006.

The **Community Development Block Grant Program, (CDBG)**, had a total of \$4,708,650 assigned for the 2006-2007 program year and funds were allocated in the following way:

<i>CDBG Distribution PY 2006</i>		
Activity #	Project Name	CDBG Allocation
CDBG 1	Housing Rehabilitation	1,150,000.00
CDBG 2	Bayamón Community Centers Program	40,000.00
CDBG 3	Bayamón Sports and Recreation Department	150,000.00
CDBG 4	Economic Assistance to "Hogar del Niño Andrés"	29,001.00
CDBG 5	Economic Assistance to "Convergencia Servicoop"	30,000.00
CDBG 6	Economic Assistance to "Asamblea Familiar Virgilio Dávila"	22,843.00
CDBG 7	Economic Assistance to "instituto Psicopedagógico"	20,000.00
CDBG 8	Program for Loan Interest Repayment "PYMES"	300,000.00
CDBG 9	Small Business Development Center	55,000.00
CDBG 10	Interest reimbursement program	200,000.00
CDBG 11	Improvements Museo Oller	300,000.00
CDBG 12	Paving of eligible areas	170,036.00
CDBG 13	Section 108 loan repayment	1,300,000.00
CDBG 14	Administrative and Planning Expenses	941,730.00
	Total Program	4,708,650

The **HOME** program received an allocation of \$1,614,715 from HUD funds that were assigned to the following activities:

<i>HOME Program Distribution PY 2006</i>		
Activity #	Project Name	CDBG Allocation
HOME 1	15% CHDO Set Aside	242,207.25
HOME 2	Homebuyers Assistance	1,211,036.25
HOME 3	Home Administrative Expenses	161,471.50
	Total Program	1,614,715.00

THE EMERGENCY SHELTER GRANT Program has helped the Municipality to serve the homeless population of the area. HUD allocated a total of \$201,588 for the 2006 program year to the following activities:

<i>ESG Program Distribution PY 2006</i>		
Activity #	Project Name	CDBG Allocation
ESG 1	Prevention	\$60,476.40
ESG 4	Programa Nuevo Amanecer	\$141,111.60
	Total Program	\$201,588.00

In addition to the Community Planning and Development Funds the Municipality received funds from HUD's Public and Indian Housing Division for the operation of the Housing Choice Voucher Program. With this program the Municipality operates the Section 8 program. The total budget available for this program was \$13,728,009. By June 30, 2007 a total of 1,895 families were active in the program.

Assessment of the Municipality Efforts in Carrying Out the Actions Included in the 2006-2007 Action Plan

The Municipality and the subgrantees took every effort to carry out the activities and actions included in the action plan. The following table shows the actions taken to carry out the activities and the additional resources allocated for each of the activities:

ACTIVITY	ACTIONS TAKEN TO CARRY OUT THE ACTIVITY	ADDITIONAL RESOURCES ALLOCATED
Rehabilitation of housing units	As established in the annual action plan the Municipality took every action to market the activity to eligible families in Bayamon. Families were provided with the building materials and labor(elderly and persons with impediments).	The recipients (families) of the funds provided the labor cost for the rehabilitation of the unit that is estimated to be \$816,000 (272 units by \$3,000)
Community Center Program	The Municipality provided the services (cultural and educational workshop to low income youth, senior citizens and other individuals) proposed in the 2006 annual action plan.	\$2,267,331 Local funds \$171,939 Office of the governor \$ 969,182 CSBG
Sports and Recreational Program	The Municipality provided the sports and recreation services proposed in the 2006 annual action plan.	\$3,200,145 Local Funds
Economic Assistance Instituto Niño Andrés Inc.	The organization provided shelter and supportive service to abused children as proposed in the 2006 annual action plan.	\$57,600 State Lesgislature \$5,000 Fundacion Ferré Rangel
Convergencia Servicoop	The organization provided transportation services to elderly persons with impediments as proposed in the 2006 annual action plan.	\$14,400 State legislature \$27,870 other services provided
Asamblea Familiar Virgilio Dávila	The organization provided tutoring and after hour services to youth residing at public housing as proposed in the 2006 annual action plan.	\$5,000 Fundacion Ferré Rangel \$15,000, Banco Popular
Instituto Psicopedagógico	The organization provided shelter, educational and supportive services to persons with impediments as proposed in the consolidated plan.	Legislative funds " Fondos Unidos" PR Health Department PR Education Department
Small Business Development Center	BayaEmpresas provided technical assistance, education and counseling to small businesses as proposed in the 2006 annual action plan.	\$104,000 other financial institutions
PYMES Guarantee Loans	During this program year the activity did not generate the jobs expected and included in the 2006 action plan.	N/A
Loan Reimbursement Program	BayaEmpresas provided interest subsidy to eligible business owners as proposed in the 2006 annual action plan.	\$1,427,500 Puerto Rico Economic Development Bank provided
Improvements to Oller Museum	OCD 1.9- Rehabilitation of other public facilities	Total of funds allocated to this project were from CDBG- \$300,000 The project will benefit all citizens of Bayamón
Road Paving, Sidewalks, Curbs and Gutters	The Municipality completed the improvement of City roads in various low income communities as established in the annual action plan.	\$2,729,231.00 Local Funds

Evaluation of progress in carrying out the Housing Strategy

The execution by the Municipality of the housing activities during program 2006 has been very effective. All of the housing activities undertaken during the program year complied with the objective of the Consolidated Plan and addressed the need of the low income persons of Bayamon. The following table shows the actual delivery of units by income priority need including the proposed goals, the actual accomplishment and the accumulated accomplishment:

Table 2A
(i) Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal
i. Renters						
0 - 30 of MFI	1500/303	300/303				
31 - 50% of MFI						
51 - 80% of MFI						
ii. Owners						
0 - 30 of MFI	800/319	162				
31 - 50 of MFI		77				
51 - 80% of MFI		80				
Homeless*						
Individuals						
Families						
Article IV. Non-Homeless Special Needs						
Elderly	65/39	13/39				
Frail Elderly						
Severe Mental Illness						
Physical Disability	0/17	0/17				
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
i. Total						
ii. Total Section 215						
iii. 212 Renter	1500/303	300/303				
iv. 215 Owner	100/47	20/47				

GENERAL BACKGROUND

Community Profile

Bayamón is located along the north coastal plain of Puerto Rico. It has territorial limits with, Cataño, Guaynabo, Aguas Buenas, Comerío, Naranjito, Bayamón and Toa Alta. Its geography defines three regions, the coastal plain, the moderate hills and the mountain area. The majority of the coastal plain is covered with urban development. As one moves along a perpendicular axis in relation to the coastal line, there is an extent suburban area developed through hills of moderate height. The mountain area consists of an irregular spread of rural development, a result of spontaneous land use, which is today being ordered by Territorial Plan initiatives. Bayamón is the second most populated municipality in the Greater San Juan Metropolitan Area, as well as of Puerto Rico. Its population according to the year 2000 Census was 224,044 inhabitants, which compares to the data of 1990, 220,262 inhabitants, and represents an increase of 12.3% since 1980. According to the most recent Puerto Rico Planning Board estimate the population of Bayamon is 226,924. During the last three decades Bayamón has had great pressure and demand for housing and community development. In the year 2000 its urban and suburban area extended through 115 sq. km.

Consolidated Submission for Community Planning and Development Programs.

On January 5, 1995 the Office of the Secretary of the United States Department of Housing and Urban Development published the Final Rule applicable to the Consolidated Submission for Community Planning and Development Programs. The objective pursued was to amend the Department's existing regulations with a rule that consolidates into a single submission the planning and application aspects of the Department's Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. This new consolidated submission replaced the CHAS, the HOME program description, the Community Development plan and the CDBG final statement, and the ESG and HOPWA applications. The rule also consolidated the reporting requirements for these programs, replacing five general performance reports with one performance report.

Major tasks included in this comprehensive planning process are to encourage the cooperation of public housing managers, private sector developers and community based organizations, to coordinate with community planners in the development of the Comprehensive Grant Plan and the Consolidated Plan. Through the projects in the Annual Plan, the needs and resources of public housing authorities, as well as those identified by overall public participation, are included in a comprehensive planning effort aimed principally to revitalize distressed neighborhoods and help low-income residents in Bayamón

Consolidated planning goals

The overall goal of the community planning and development programs, covered by the final rule, is to develop through a collaborative process, a unified vision for community development actions. Through the Consolidated Planning Process and the Preparation of Annual Action Plans, a planning Jurisdiction shapes ideas into effective and coordinated neighborhood and community development strategies to develop viable urban communities. The main objectives are providing decent housing, a suitable living environment and expanding economic opportunities principally for low-and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

The goals to be achieved are:

1. To *provide decent housing*:

- assisting homeless persons to obtain affordable housing
- assisting persons at risk of becoming homeless
- retention of the affordable housing stock;
- increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence;
- providing affordable housing that is accessible to job opportunities.

2. To *provide a suitable living environment*:

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conservation of energy resources.

3. To *expand economic opportunities*:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-business);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community;
- empowerment and self-sufficiency opportunities for low-income persons to reduce general poverty in federally assisted and public housing.

The Consolidated Plan for the Municipality of Bayamón, years 2006-2007 through 2010-2011, states the strategies to pursue these goals through all the community planning and development programs, as well as the housing programs. The Consolidated Plan provides the following functions:

- (1) A planning document for the Municipality of Bayamón, which builds on a participatory process at all levels;
- (2) An application for federal funds under HUD's formula grant programs;
- (3) A strategy to be followed in carrying out HUD programs; and
- (4) Yearly Action Plans that provide the basis for assessing performance.

APPLICABILITY

The 2006-2010 Consolidated Plan of the Municipality of Bayamón is applicable under the following formula grant programs: The Community Development Grant Program (CDBG), 24 CFR Part 570 subpart D and I; The Home Investment Partnership Program (HOME), 24 CFR Part 92; and Emergency Shelter Grant Program (ESGP), 24 CFR Part 575.

The following programs require either that the jurisdiction receiving funds directly from HUD have a Consolidated Plan approved by HUD, or that the application for HUD funds contain a certification specifying that the application is consistent with a HUD-approved Consolidated Plan:

- (1) The HOPE I Public Housing Homeownership (HOPE I) Program (see 24 CFR Subtitle A, Appendix A);
- (2) The HOPE II Homeownership of Multifamily Units (HOPE II) Program (see 24 CFR Subtitle A, Appendix B);
- (3) The HOPE III Homeownership of Single Family Homes (HOPE III) Program (see 24 CFR part 572);
- (4) The Low-Income Housing Preservation (prepayment avoidance incentives) Program, when administered by a state agency (see 24 CFR 248.177);
- (5) The Supportive Housing for the Elderly (Section 202) Program (see 24 CFR part 889);
- (6) The Supportive Housing for Persons with Disabilities Program (see 24 CFR part 890);
- (7) The Supportive Housing Program (see 24 CFR part 583);
- (8) The Single Room Occupancy Housing (SRO) Program (see 24 CFR part 882, subpart H);
- (9) The Shelter Plus Care Program (see 24 CFR part 582);
- (10) The Community Development Block Grant Program--Small Cities (see 24 CFR part 570, subpart E);
- (11) HOME program reallocations;
- (12) Revitalization of Severely Distressed Public Housing (section 24 of the United States Housing Act of 1937, (42 U.S.C. 1437 et seq.));
- (13) Hope for Youth: Youth build (see 24 CFR part 585);
- (14) The John Heinz Neighborhood Development Program (see 24 CFR part 594);
- (15) The Lead-Based Paint Hazard Reduction Program (see 24 CFR part 35);
- (16) Grants for Regulatory Barrier Removal Strategies and Implementation (section 1204, Housing and Community Development Act of 1992 (42 U.S.C. 12705c)); and
- (17) Competitive grants under the Housing Opportunities for Persons With AIDS (HOPWA) Program (see 24 CFR part 574).

Other programs do not require consistency with an approved Consolidated Plan. However, HUD funding allocations for the Section 8 Certificate and Voucher Programs are to be made in a way that enables participating jurisdictions to carry out their consolidated plans.

The Consolidated Plan of the Municipality of Bayamón will be in effect during the Five-Year Period beginning on July 1, 2007 and ending on June 30, 2011. The Municipal Government will define and develop and administer activities related to each Program, on the basis of Single Program Years and in correspondence to the submission of Annual Plans to be approved by HUD.

BAYAMON'S FEDERAL PROGRAM ORGANIZATIONAL STRUCTURE

The 2008 Action Plan will be developed through a simple institutional structure that gives the same ranking and level of involvement to all parties. The sectors involved in the Plan implementation are the public sector, the private sector, the community organizations and the individuals. If we plot the action plan as the epicenter of this institutional structure, we will find four equally leveled partners.

From the public sector, supporting entities are: at the federal level, the US Department of Housing and Urban Development; at the state level we have the Commonwealth's Highway and Transportation Authority, the Housing Development and Improvement Administration, the Housing Department and the Department of Family Affairs, among others. At the local or municipal level, we have the *Municipality of Bayamón, with the Planning Office as the lead agency*, the Housing Department, the Community Service Office, Programa Nuevo Amanecer, the Community Development Office, the Sports and Recreation Department and the whole institutional array of municipal agencies for support.

- The *Municipal Housing Department develops several programs that provide for adequate, sound and safety homes for the very low, low and median income families in Bayamón.* Among the housing programs outstanding achievements have been met through the Interim Assistance Program for housing rehabilitation and the First Time Homebuyers Program with **CDBG** and **HOME** funds respectively. The First Time Homebuyers Program is extensively coordinated with mortgage bankers and real estate brokers.
- The *Community Service Office* is the agency responsible for the administration of the homeless prevention program developed with ESG funds.
- The *Program Nuevo Amanecer*, a municipal office created in 2002, develops an outreach program to work with the homeless population, get them out of the streets and into rehabilitation services, as well as to prevent homelessness among population at risk, principally drug abusers that solicit and loiter on the streets and public areas of Bayamón.
- The *Sports and Recreation Department* provides recreational and sports programs and the *Community Centers Office* provides arts and crafts programs, all for the benefit of the low-income population in Bayamón, giving them expanded opportunities for personal development and skills useful to better their life quality

- The Community Development Office and the Public Works Department are agencies with the responsibility of the rehabilitation, construction and coordination of public infrastructure projects that support human activities. Among projects are sewer systems, water drainage, parks and recreational areas, community centers, acquisition and relocation, among others.

From the private sector the supporting characters are the developers, the lenders, landlords, housing administrators, brokers and investors. These entities represent trust and additional resources to assist in the development of the Plan and in enhancing the quality of life to citizens.

In terms of coordination with other agencies and organizations, the Planning Office coordinates for achievement of the Consolidated Plan objectives with the work of the following groups:

- The Bayamón Corporation for the Development of Housing (CDVB acronym following it's name in Spanish) and Esperanza para la Vejez Inc. are the two certified CHDO's that seek to expand the offer of available affordable housing in Bayamón.
- With the private administrator for the public housing units in Bayamón (G-Management Corporation). The Municipality of Bayamón coordinates the development of social and recreational activities in public housing. The array of municipal services offered inside the public housing projects includes waste disposal, junk removal, sidewalk construction, improvements to the storm sewer, improvements to recreational facilities and services offered through sports, recreation and educational programs designed to assist each community according to their specific needs.
- Community non profit organizations, institutions and groups provide a supporting network that reaches out to families, individuals and communities in need.

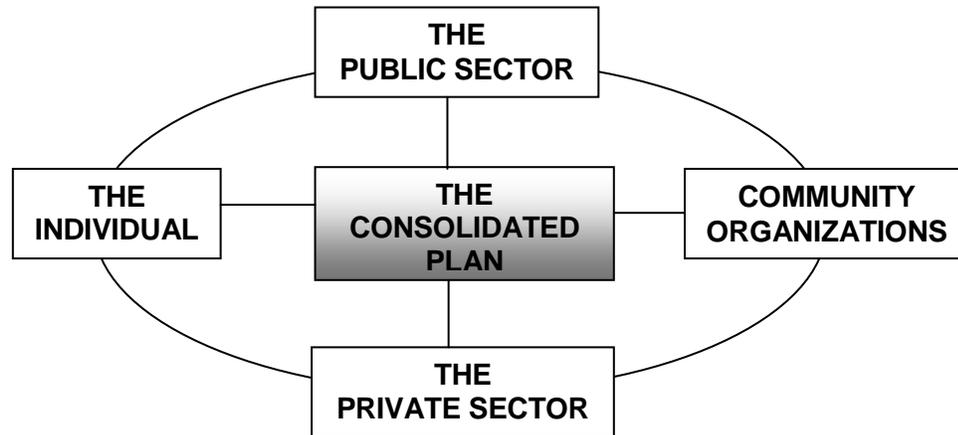
And finally, the most important component for the Plan elaboration and Implementation are the individuals, the private citizens, for whom all these resources are put together. Through formal and casual participation, individuals bring input regarding the needs and the advancement towards the stated goals.

All, partners for a common goal:

Sanitary, sound and safe housing for the homeowner, the prospective homeowner, the renter; permanent housing for the homeless; supportive services for the homeless and the non-homeless; dignity to eradicate the shameful pain of poverty.

The illustration corresponds to the structural model for the implementation of the Consolidated Plan of the Municipality of Bayamón.

**A STRUCTURAL MODEL
FOR THE IMPLEMENTATION OF THE CONSOLIDATED PLAN OF THE MUNICIPALITY
OF BAYAMON, 2006-2007 to 2010-2011**



CONSOLIDATED PLAN AND YEARLY ACTION PLAN CONSULTATION PROCESS

The elaboration of the Consolidated Plan and yearly Action Plans require a dynamic citizen consultation process to provide for community participation on planning and decision. This process in Bayamón gives the opportunity to low, very low and moderate-income persons of being oriented and having complete clear information, as well as full participation regarding the availability, distribution and use of allocated funds of the CDBG, HOME and ESGP programs. The citizens present their needs and priorities to the Municipal Government in relation to housing needs, community and social services needed to assist elderly, homeless, and handicapped. Through this process the Municipal Government shares available data and information with public and private agencies to avoid service duplication and to include novel ideas and initiatives.

The Citizen Participation Process for the Action Plan for 2008

The Citizen Participation Process for the Action Plan for 2008, of Housing and Community Development was developed focused in:

- Validating the preliminary assessment of needs and the planning process being developed;
- Acknowledging principally the needs of people with low, very low and moderate-income levels;
- And allocating funds adequately in order to render the best possible services to our clientele.

Public hearings

In order to obtain community-base participation in the programming of resources, the Municipal Government established strategic activities to educate and inform the community.

The community's opinions were taken into consideration in all allocation decisions regarding the compliance with the national objectives and the Consolidated Planning Process. Communication with neighborhood organizations, non-profit organizations that render social services and public agencies was established. Public hearings were conducted and citizens provided information on their communities' needs, priorities, and expectations, as well, they proposed specific activities to fulfill such needs. Public hearings were held on days 11 (at Café Teatro Carmen Delia Dipini) and 12 (at Centro Comunal Lomas Verdes) of February 2008, at two different locations covering the geographic extension of Bayamón (see public announcement and attendance lists on [Exhibit 1](#)). The Municipality of Bayamón conducted an outreach campaign to announce the celebration of these hearings, and published two notices in a newspaper of general circulation ("El Vocero", January 26 & 28, 2008). This notice was published in accordance with the Citizen Participation Plan and indicated the purpose, hour, place, date and topics to be discussed. Also invitations were extended to community leaders, neighborhood associations, non-profit organizations and related government agencies ([see Exhibit 2-Sample letter sent](#)).

During the hearings the Planning and Federal Administration Office and the Bayamón Department of Housing personnel provided to the persons attending, information on projects developed in recent years with HUD funds; explained the planning process for the consolidated plan and action plan; and explained about the eligible activities under each program (CDBG, HOME and ESGP) ([see Exhibit 3](#)). The comments received during the process were related to proposal preparation and due dates. These concerns were addressed during the hearings. (See public hearing minutes in Exhibit 1). Information on how to prepare and submit a competitive proposal was also provided. The following table summarizes the comments received during the public hearing and the action taken by the Municipality:

Comment	Action Taken
A representative of Hogar Amparo (a homeless shelter) presented information regarding the need of the population served by them (women). In addition they indicated the need for additional funding.	Orientation was provided regarding the CDBG competition process for the 2008 CDBG funds.
A representative of Hogar Eliezer requested information regarding funding for drug abuse, alcoholism and homelessness.	Orientation was provided regarding the CDBG competition process for the 2008 CDBG funds.
Mrs. Ivette Roque requested funding for homeless prevention and other homeless related issues.	The participant was oriented regarding the homeless prevention activities undertaken by the Municipality and the availability of funding for other homeless related activities.
A representative of Shalom Agape requested technical assistance for the preparation of the CDBG proposal.	The individual was referred for technical assistance at the Planning Office.
A representative of Hogar de Niños Andres requested additional funding for the operation of a shelter for abused children.	Orientation was provided regarding the CDBG competition process for the 2008 CDBG funds.
Mr. Marcos Iglesias a representative of Iglesia Jerusalem indicated the interest of	Orientation was provided regarding the CDBG competition process for the 2008

the church for the creation a Elderly Center.	CDBG funds.
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The public participation for the 2008 Action Plan was active. Public hearing attendance was average and 25 proposals were submitted to the Municipality's consideration. No comments were received on the draft plan.

Plan Availability

The notice of availability of the draft plan was published in a newspaper of general circulation ("El Nuevo Día, April 12, 2008). A copy of the announcement is provided in **Exhibit 4** of this Plan. The document was made available for comments during a 30 day period after the publication date. No comments were received.

ACTION PLAN FOR THE 2008 PROGRAM YEAR

The Action Plan provides the planning rationale to attain the objectives set forth and fund the housing and non-housing community needs, into feasible, effective and coordinated short term strategies for an overall community development. Strategies pay special attention to low income individuals, families, residents of public or subsidized housing, and persons with special needs including the homeless.

Actions proposed

The actions proposed for the next year address:

- Housing and non-housing activities,
- Obstacles to meeting underserved needs,
- Improving effective use of land and natural resources,
- Foster and maintain affordable housing,
- Remove barriers to affordable housing,
- Evaluate and reduce lead-based paint hazards,
- Reduce the number of poverty level families,
- Develop institutional structure,
- Enhance coordination between public and private housing and social service agencies
- Foster public housing improvements and resident initiatives.

The strategies set forth to implement the main objectives for the 2008 Action Plan of the Municipality of Bayamón are oriented towards the consecution of the following objectives:

- To increase the stock of affordable housing through homeownership opportunities, rental housing construction, rehabilitation of rental housing and construction materials to assist very low income homeowners to rehabilitate their own house.
- To continue the development of the Continuum of Care Strategy, to prevent homelessness and serve clientele at risk, in alliance with the State Coalition, through funding with ESG, other federal funds, private and governmental initiatives.
- To assist low income persons with HIV/AIDS and their families.
- To develop non-housing activities, including the rehabilitation and construction of public facilities and the provision of a varied array of public services.

FEDERAL RESOURCES

On March 2008 the Municipality of Bayamón received notice from the US Department of Housing and Urban Development (HUD), regarding the consolidated allocation for the 2008 program year in the amount of \$6,268,668.

This allocation for PY2008, compared to the PY2007 grant of \$6,491,943 is \$223,275 less. The table on the next page illustrates the comparative trend between the 2000 and 2008 program years.

The Municipality of Bayamón is a Housing Agency under the Housing Choice Voucher Program. During program year 2008 the Municipality will have available a total of \$14,376,812 to fund approximately 2,168 vouchers.

CEILING ON ADMINISTRATIVE EXPENSES, PUBLIC SERVICES AND CHDO's AND OTHER REGULATORY CAPS

The Municipality of Bayamón uses its funds in accordance with the established caps and limits. The following tables show the distribution of CPD funds in accordance with the established caps of each program.

<i>CDBG program</i>
<i>Established Caps:</i> <ul style="list-style-type: none">• <i>Planning and Administration no more than 20% of the total grant</i>• <i>Public Services: No more than 15% of the total grant</i>
<i>CDBG Allocations</i>
<i>Allocated amount Program Administration: \$902,532 (20% of the total Grant)</i>
<i>Allocated amount for Public Service Activities - \$146,000 (3.2% of the total grant)</i>

<i>HOME program</i>
<i>Established Caps:</i> <ul style="list-style-type: none">• <i>Administration no more than 10% of the total grant</i>• <i>CHDO: A minimum of 15% of the total grant</i>
<i>HOME program Allocation</i>
<i>Program Administration Allocation: \$155,257 (10% of the total Grant)</i>
<i>CHDO Allocation- \$232,885.50 (15% of the total grant)</i>

ESG program
<p><i>Established Caps:</i></p> <ul style="list-style-type: none"> • <i>Renovation, Major rehabilitation and conversion: Renovation: Continue use as shelter for 3 years, Major Rehab/Conversion: Continue use as a shelter for 10 years</i> • <i>Administration no more than 5% of the total grant</i> • <i>Essential Services: No more than 30% of the grant</i> • <i>Operational Costs: No limit, yet no more than 10% of the grant must be used for administration of the shelter</i> • <i>Homeless Prevention: No more than 30% of the grant</i>
ESG Allocation
<i>Program Administration Allocation: \$10,096.75 (5% of the total Grant)</i>
<i>Homeless Prevention Allocation- \$60,580.50 (30% of the total grant)</i>
<i>Operational Costs Allocation- \$70,677.25 (35% of the grant)</i>
<i>Essential Services- \$60,580.50 (30% of the total grant)</i>

COMPARATIVE TREND FOR 2004-2008 PROGRAM YEARS

PRO-GRAM	PY-2004	PY-2005	PY-2006	PY-2007	PY-2008	CHANGE PY 2006 PY 2007	% OF CHANGE
CDBG	\$5,539,000	\$5,240,887	\$4,708,650	\$4,686,750	\$4,514,163	\$ (172,887)	-3.69%
HOME	\$1,791,971	\$1,716,623	\$1,614,715	\$1,602,112	\$1,552,570	\$ (49,542)	-3.09%
ESG	\$ 208,137	\$ 202,597	\$ 201,588	\$ 203,081	\$ 201,935	\$ (1,146)	-0.56%
ADDI	\$ 46,280	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL	\$7,585,388	\$7,160,107	\$6,524,953	\$6,491,943	\$6,268,668	\$ (223,275)	-3.44%

Project Proposals:

Regarding the 2008 Program Year Grant, the Office of Planning received 25 proposals: twenty (20) from non-profit organizations or community organizations, and five (5) from municipal agencies.

In order to qualify for economic assistance to any community planning and development (CPD) programs, the request must meet one of the following national objectives established in 24 CFR 570.208.

- Activities benefiting low-mod income families
- Aid in the elimination of slums or blights
- Activities designed to meet community development needs having a particular urgency

The Planning and Federal Administration Office evaluated the proposals through the work of an evaluating committee that reviewed each proposal and determined eligibility according to national objectives and activities stated under CFR 570.208.

All petitions were evaluated according to stated priorities and allocation was determined according to the following criteria:

- How the project would benefit the community
- Number of beneficiaries or project impact
- Intensity of the problem addressed
- The organizations previous experience in the proposed activities
- If the organization had received assistance previously
- Other financing sources available to the project.
- Service gap
- Affinity with the public policy and development vision adopted for Bayamón

The following proposals were funded:

Proposal	Category	Amount granted
1. Bayamón Community Centers Program	CDBG, Public Service	\$26,000.00
2. Bayamón Sports and Recreation Department	CDBG, Public Service	\$120,000.00
3. Programa Nuevo Amanecer	ESG	\$92,254.50
4. Prevention Program	ESG	\$60,580.50
5. Hogar Amparo	ESG	\$27,600.00
6. Centro de Transformación	ESG	\$10,400.00
7. Casa Misericordia	ESG	11,100.00

The resources allocated for the 2008 Program Year are described in the next paragraphs.

(a) **The Community Development Block Grant:**

CDBG is the main federal source of funds to carry out most of the rehabilitation and community development activities in the Municipality of Bayamón. Since 1995, slum and blight elimination projects have had significant impacts, benefiting directly the very low and low income population, but as well the rest of the city through the enhancement of urban environment. The municipality is completing acquisition and relocation in *El Volcán and Downtown areas*. For this PY acquisition and relocation activities at El Volcán will continue.

Community development activities with federal funding have provided resources for the *development of neighborhood infrastructure facilities, the rehabilitation of community centers, improvements to sport and recreational facilities and public service activities carried out by not for profit private or community based corporations.*

With Section 108 Guaranteed Loan Funds for the amount of \$32 millions, as approved in 2003, the municipality has moved rapidly towards completing the development of the following projects:

- Extension to Paseo Lineal and the construction of a Public Golf Course (project completed)
- Parking Building and commercial spaces at the Onofre Carballeira Sports Complex (project construction is underway)
- Reconstruction of the Río Hondo Market (project completed)
- Cityscape and Hardscape at the Onofre Carballeira Sports Complex (project completed)

The Municipality of Bayamón will execute in or after July 1st, 2008 a CDBG agreement in the amount of \$4,514,163.00. For the 2008 Program Year \$577,385.40 will be allocated for Community Development activities; a total of \$2,887,945 have been allocated for debt repayment of the Interim financing for the Section 108 Guaranteed Loan Funds; \$146,000 will be allocated for public service projects; and \$902,532.60 for planning and administration.

CDBG Activity #1- Reforestacion y Mejoras Urbanisticas en la Carretera No. 2

CDBG funds amounting \$577,385.40 have been allocated towards the first phase of a project for urban improvements to Road PR-2 section in the Bayamón Central District between the intersection with the North Main Avenue and Road PR-5. This project comes to solve obstacles and security issues related to pedestrian activity in this road section. The actual condition of the road presents difficulties to pedestrian crossing and the adequate connection of service and commercial activities located at both sides of the roads. Population to benefit from this project include more than 300 low income families living in the Virgilio Davila housing project, as well as population in the Santa Cruz and Santa Rosa surrounding residential areas and visitors attending medical and law offices and commercial uses in this sector. Planned interventions include the construction of

differentiated road crossings, paving, barriers to jay walking, signals, and forestation of the area. The project will be developed in three phases and the total estimated costs are over \$1,000,000. Municipal match funds will provide for project future phases.

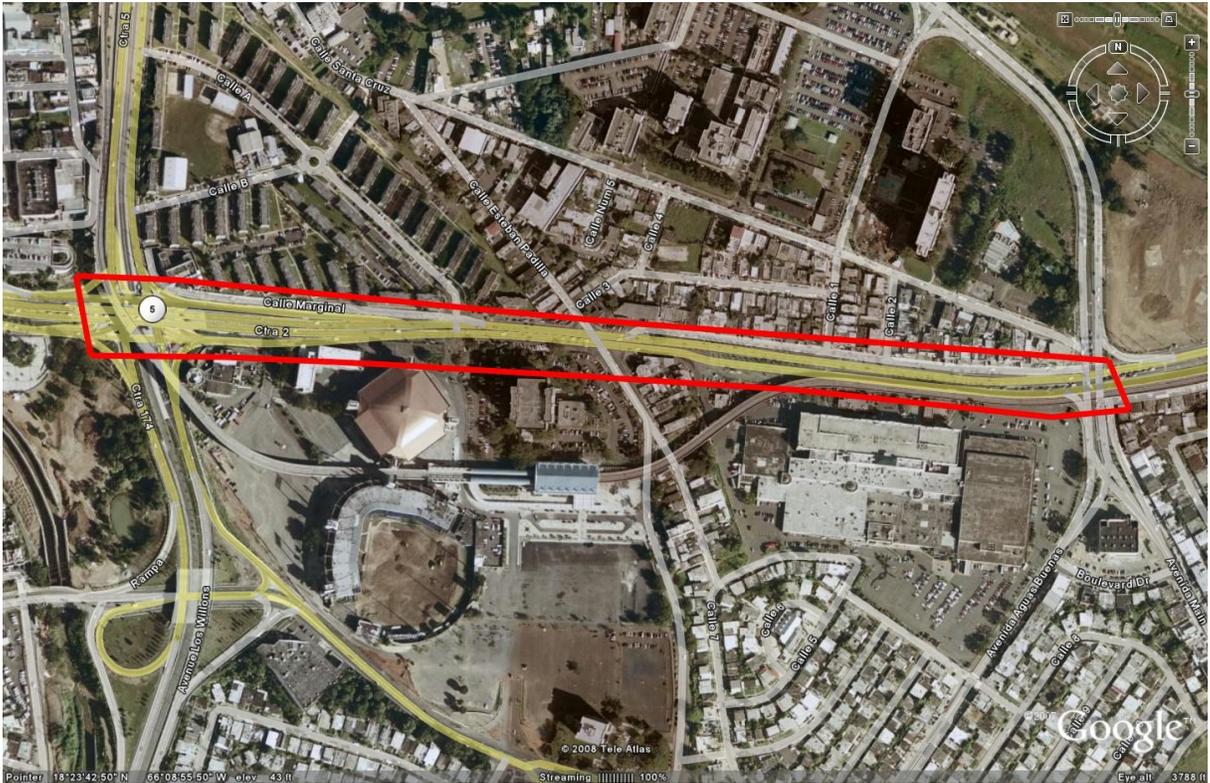


Figure 1: Project Area

Consolidated Plan Objective:	OCD 2.2 Street Improvements OCD 2.3 Sidewalks OCD 2.6 Other Infrastructure Needs
Expected Accomplishment:	Improvement to 1 Public Facility Service Area LMI %: 64.84 Block Groups: 30300.2 30300.3 30300.4
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environment
Timeframe for completion	July 1, 2008-June 30, 2010
Allocation	\$577,385.40

CDBG Activity #2- Bayamón Community Center Program

The objective of this activity is provide cultural and educational workshops to encourage the participation of low and very low income individuals, specially youth, females and senior citizens, into handcrafts and art, pottery, sewing, macramé, music, flower arrangement, and modeling, among others.

Consolidated Plan Objective:	OPSN 5.1(Create/maintain/expand recreation and sports programs), OPSN5.2(Create/maintain/expand educational program for the youth)
Expected Accomplishment:	650 persons
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environment
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$26,000

CDBG Activity #3- Sports and Recreation Program

Develop recreational and sports activities to encourage the active participation of low and very low income individuals, specially children and youths from public housing and the public school system, to learn and practice sports fundamentals.

Consolidated Plan Objective:	OPSN 5.1 (Create/maintain/expand recreation and sports programs), OPSN 2.4 (Provide recreational services to special population)
Expected Accomplishment:	40,000 persons
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environment
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$120,000

(b) **The HOME Program:**

The HOME Investment Partnership Act was authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA). HOME is a formula-based program intended to support a wide variety of state and local affordable housing programs. The purpose of the program is to enable grantees to undertake activities and adopt policies aimed at expanding the supply of affordable housing, and to increase the number of families who can be provided affordable housing.

The **HOME** Program has been another significant tool in providing affordable housing to families in Bayamón. The funded housing strategy within 2008-2009 plan are: First Time Homebuyers with an allocation of \$814,427.50, New Construction in Concrete \$350,000. In addition the Municipality is allocating a total of 232,885.50 (15% of the total grant) for Community Housing Development Organizations.

HOME Activity #1- First Time Homebuyer

Under the “Homebuyer” activity the Municipality will provide a direct subsidy for acquisition of existing housing units. The maximum assistance to be provided under this program is \$60,000. This amount will be provided as grant to be used for downpayment and/or closing costs assistance in the acquisition of an affordable housing unit.

Consolidated Plan Objective:	H5-Provide funds to low income families to be used for downpayment and closing cost assistance
Expected Accomplishment:	14 units
IDIS Performance Measure Objective:	Decent Housing
IDIS Outcome	Affordability
IDIS Outcome Statement	Affordability for the purpose of providing decent affordable housing
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$814,427.50

HOME Activity #2- New Construction in Concrete

This activity provides building materials and labor costs for the construction housing units to be constructed in concrete. The maximum assistance under this program is \$35,000. Any amount in excess of the \$35,000 necessary to construct the unit must be provided by the program participant. Once build the Maximum Property Value of the property may not exceed 95 percent of the median purchase price for that type of single-family housing for the San Juan-Bayamón area, as published by HUD. The property must also meet the Minimum Construction Standards established by the Municipality.

Consolidated Plan Objective:	H3 To provide ample opportunities for the development of affordable housing through the provision of low interest loans and grants to private developers and grants to non profit organizations for the acquisition or rehabilitation of existing deteriorated housing, the construction of new owner or rental housing, among other eligible activities.
Expected Accomplishment:	10 Units
IDIS Performance Measure Objective:	Decent Housing
IDIS Outcome	Affordability
IDIS Outcome Statement	Affordability for the purpose of providing decent affordable housing
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$350,000

HOME Activity #3- Community Housing Development Organizations

Through HOME, the Federal Government invests in the future of local non-profit housing groups, requiring that at least 15 percent of its total allocation to fund housing that will be owned, developed, or sponsored by entities designated as community housing development organizations. In compliance with the regulations the Municipality has set aside 15% of the HOME grant to be used for these organizations.

Consolidated Plan Objective:	H3 To provide ample opportunities for the development of affordable housing through the provision of low interest loans and grants to private developers and grants to non profit organizations for the acquisition or rehabilitation of existing deteriorated housing, the construction of new owner or rental housing, among other eligible activities.
Expected Accomplishment:	1 grant
IDIS Performance Measure Objective:	Decent Housing
IDIS Outcome	Affordability
IDIS Outcome Statement	Affordability for the purpose of providing decent affordable housing
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$232,885.50

HOME program Allocation Summary

The following table summarizes the allocation of HOME funds, maximum assistance and beneficiaries for program year 2008:

Activity	Budget	Maximum assistance	Program description	Beneficiaries
Homebuyers Assistance	\$ 814,427.50	\$60,000	Assistance for down payment and closing costs towards the acquisition of a home on the Bayamón market	14 families
New Construction in Concrete	\$350,000.00	\$35,000	Assistance for the construction of Affordable Housing Units in Concrete	10
Administrative Expenses (10% of grant total)	\$ 155,257.00			
CHDO set aside (15% of grant total)	\$ 232,885.50			
Totals	\$1,552,570.00			24 families

(c) **The Emergency Shelter Grant:**

The “Emergency Shelter Grant” program is funded pursuant to the Stewart B. McKinney Homeless Assistance Act. Funding from the program is established on a formula basis equal to the percentages allocated to the CDBG program for states, metropolitan cities, and urban counties. The purpose of the ESG program is to provide assistance necessary to bring buildings into a suitable condition so they may be used as emergency shelters for homeless persons, to develop and implement homeless prevention activities (with previous year funds), to provide certain essential services for homeless persons, and to maintain and operate shelters.

The Municipality of Bayamón will execute in or after July 1st, 2008, an ESG agreement in the amount of \$201,935. Initiatives within this area are implemented after president’s Bush New Freedom Initiative and formalized in Bayamón through the MOU signed in 2003, by Hon. Ramón Luis Rivera, Mayor of Bayamón, and Mr. Bryan Noyse, Regional Director, HUD Region IV, to develop a ten-year planning process to End Chronic Homelessness in Bayamón. For the 2008 Program Year \$92,254.50 will be allocated to assist outreach operations and rehabilitation of homeless individuals through Programa Nuevo Amanecer. Funds amounting \$60,580.50 will be assigned to the Bayamón Community Service Program for the prevention of homelessness. In addition the following organizations will receive funding in program year 2008:

- Hogar Amparo-\$27,600
- Centro de Transformación Social Cristiano-\$10,400
- Casa Misericordia Inc. - \$11,100

The ESG program requires a dollar-for-dollar match. This requirement will be met by all program participant organizations from non-federal funds.

Services provided are:

- Orientation and guidance about access to available government services
- Facilitate direct access to Nutritional Assistance (PAN), Social Security, Temporary Aid for Needy Families (TANF), among other programs. Counseling on substance abuse and HIV prevention
- X-Rays and Labs (at no cost) in order to accelerate clientele admittance in treatment programs
- Referrals and admission to treatment residential programs in Puerto Rico or abroad.
- After treatment, education, employment and housing assistance is provided to the clientele.
- Prevention services to population at risk (drug users, population at low and very low income households, unattended chronic and disabling conditions, low educational levels, victims of abuse)



(d) Housing Development Program (SHDP) - Continuum of Care Model

The Municipality of Bayamón has established a network with several nonprofit, to provide counseling assistance, emergency shelter, transitional shelter and permanent supportive housing to homeless population. The Municipality of Bayamón recognizes that the non profit organizations are far more effective than governmental agencies, in addressing the needs for such clientele. It is expected that this network can be expanded.

During the 2007 CoC competition no project in the Municipality of Bayamon was selected for funding.

OTHER RESOURCES

In order to accommodate the activities established for the second year of the 2006-2011 Five Year Consolidated Plan, the 2008 Action Plan of the Municipality of Bayamón will commit state, local and private funds to achieve the objectives planned.

State allocations and municipal funds out of the Annual General Operating Budget Resolution or General Obligation Bonds are the main resources to leverage CDBG funds allocated throughout the action plan.

The Sports and Recreation and Community Center programs are public services matched from the Municipality's Annual Operating Budget Resolution.

Public services sponsored by non-profits are requested to provide at least a 50% match from private contributions. These include all services assisted with CDBG funds.

The resource leverage for the HOME program comes from private funds, through the 3% equity put down by the prospective homebuyer and the mortgage financing approved by private lenders. In addition the New Construction in Concrete requires that program participant provide the labor for the construction of the housing.

CHDO's allocation are matched with private development funding either by the CHDO or in partnership with other developers and construction and permanent loans closed by private lenders.

The homelessness prevention program administered by the Community Service Office will be matched from the Annual Operating Budget Resolution.

To provide tenant based rental assistance the Municipality has available \$14,376,812 (2,167 vouchers) from the Section 8 Housing Choice Program.

The total investment for the 2008 Action Plan is of **\$10,530,603.00**, including **\$6,268,668.00** in federal funds and **\$4,261,935.00** in municipal and private matching funds.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit (LIHTC or Tax Credit) program was created by the Tax Reform Act of 1986 as an alternate method of funding housing for low- and moderate-income households, and has been in operation since 1987. Until 2000, each state received a tax credit of \$1.25 per person that it can allocate towards funding housing that meets program guidelines (currently, legislation is pending to increase this per capita allocation). This per capital allocation was raised to \$1.50 in 2001, to \$1.75 in 2002, and adjusted for inflation beginning in 2003. These tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. The tax credits are determined by the development costs, and are used by the owner. However, because of IRS regulations and program restrictions, the owner of the property will not be able to use all of the tax credits, and therefore, many LIHTC properties are owned by limited partnership groups that are put together by syndicators. In this manner, a variety of companies and private investors participate within the LIHTC program, investing in housing development and receiving credit against their federal tax liability in return.

Tax Credits must be used for new construction, rehabilitation, or acquisition and rehabilitation, and projects must also meet the following requirements:

- 20 percent or more of the residential units in the project are both rent restricted and occupied by individuals whose income is 50 percent or less of area median gross income or 40 percent or more of the residential units in the project are both rent restricted and occupied by individuals whose income is 60 percent or less of area median gross income.
- Properties receiving tax credits were required to stay eligible for 30 years.

The Municipality is not pursuing the use of tax credit for the development of affordable housing but several developers have used this method. According to the Puerto Rico Housing Finance the following project will receive an allocation of tax credits in program year 2008:

Appl Num	Project Name	Units	Owner	Allocation
07-016	Laderas del Río Elderly Plaza	124	Laderas del Río Elderly LP	\$62,042

Other Funds to available for Community Development

The CDBG program allocates funds into three fundamental categories: Community Development, Economic Development, and Planning. These categories overlap and intertwine, but they provide a basic framework to perceive the program in a holistic approach. Community Development activities include: housing, public facilities, public infrastructure, public services, downtown revitalization, and urgent need projects. Economic Development activities include: loans and grants to businesses, public infrastructure in support of economic development initiatives and matching funds for EDA and similar federal economic development programs. Planning activities include planning related to housing, community and economic development, and planning support to complete the development of a CDBG application. The following table summarizes the Community Development needs in relation to the multi-year goals of the Bayamón Consolidated Plan of Housing and Community Development for 2006 to 2011. Below the table the objectives addressing the three above mentioned fundamental categories are described and in addition to HUD-CPD resources, other funds that have been allocated to address the identified needs appear detailed.

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Multi- Year Goals
PUBLIC FACILITY NEEDS (projects)			
Senior Centers	H	25	3
Handicapped Centers	M	5	3
Homeless Facilities	M	1	1
Youth Centers	H	4	1
Child Care Centers	M	3	1
Health Facilities	M	2	-
Neighborhood Facilities	H	20	5
Parks and/or Recreation Facilities	M	12	2
Parking Facilities	H	1	1
Non-Residential Historic Preservation	L	1	1
Other Public Facility Needs	H	25	3
INFRASTRUCTURE (projects)			
Water/Sewer Improvements	H	3	1
Street Improvements	H	30	10
Sidewalks	H	15	5
Solid Waste Disposal Improvements	H	2	1
Flood Drain Improvements	H	15	3
Other Infrastructure Needs	H	15	3
PUBLIC SERVICE NEEDS (people)			
Senior Services	H	5	2
Handicapped Services	H	3	1
Youth Services	H	10	2
Child Care Services	H	12	3
Transportation Services	H	5	2

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Multi- Year Goals
Substance Abuse Services	H	15	3
Employment Training	M	3	-
Health Services	H	5	1
Lead Hazard Screening	L	1	-
Crime Awareness	M	1	-
Other Public Service Needs	H	10	2
ECONOMIC DEVELOPMENT			
ED Assistance to For-Profits(businesses)	H	100	10
ED Technical Assistance(businesses)	H	300	175
Micro-Enterprise Assistance(businesses)	H	250	75
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	H	5	-
C/I* Infrastructure Development (projects)	H	10	2
Other C/I* Improvements(projects)	L	1	-
PLANNING			
Planning	H	5	5

Note: The priority level is not necessarily determined by the funds needed; the citizens' petitions and the long-term vision of community development of the City are also considered.

COMMUNITY DEVELOPMENT OBJECTIVES:

OCD1-PUBLIC FACILITIES	In the citizen participation forums (public hearings, resident meetings and others), the most frequent petitions were for the construction or rehabilitation of public facilities, mainly parks, recreational areas and neighborhood facilities.
OCD2-INFRASTRUCTURE IMPROVEMENTS	The needs with highest priority for the residents of low income communities in Bayamón are improvements to sidewalks, improvements to the rains storm drainage system, lighting for public areas, road improvements, canalizations of creeks, retention walls. Also concerns with the needs of the impaired were stated as important.

<p>OCD3- PUBLIC SERVICES</p>	<p>The needs for public services are concentrated in health services, after school programs, recreation, homeless services, and services to special populations. These services are mostly covered with CDBG and Municipal funds.</p> <p>Recreation is one of the prevention mechanisms for other social problems. Through the Municipal Recreation Program, the entire population of Bayamón is served, especially residents of low income communities. The Program has extended its services to stimulate the use of creative time for children, youths, and senior citizens.</p> <p>Services for children and the elderly are presently developed matching municipal funds and federal funds from other programs. Yet, in low income communities there have been innovative projects financed with CDBG funds to strengthen skills and provide tutorial courses for children and youths so they do not leave school or so they are able to finish school by taking high school equivalency tests.</p>
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COMMUNITY DEVELOPMENT OBJECTIVES (Cont.):

OCD4- ECONOMIC DEVELOPMENT	The Municipality of Bayamón is committed with the creation of new jobs and the retention of existing jobs using different strategies such as education and loans to microenterprises, tax incentives for new businesses, construction projects in the urban center and central business district as well as the main road corridors which have come to serve the immediate needs of goods and services of the residents in Bayamón. Renovation and revamping of these areas of high commercial activity and potential is a priority. Other sectors where economic activity promotion is to be enhanced are tourism, manufacture, and real estate. Smart and sustainable development as well as transit oriented development policies guide interventions as to enhance the quality of life and variety of options available to all citizens
ECD5- PLANNING	Community development requires the preparation of community action work plans that include strategies in the areas of housing, infrastructure, social services, abandoned structures, and economic development initiatives.

PROJECT LEVERAGE – ACTION PLAN 2008-2009

Program	Budgetary Segment	Project Name	Federal Assignment	Matching Funds	Total Funds
CDBG 1	14-01-___-05	Reforestación y Mejoras Urbanísticas en la Carr. #2	\$577,385.40	\$750,000.00	\$1,327,385.40
CDBG 2	20-01-02-04	Bayamón Community Center Program	\$26,000.00	\$26,000.00	\$52,000.00
CDBG 3	20-01-03-04	Bayamón Sports and Recreation Department	\$120,000.00	\$3,274,000.00	\$3,394,000.00
CDBG 4	06-01-38-07	Section 108, fund for loan repayment	\$2,887,945.00	\$	\$2,887,945.00
CDBG 5	06-01-01-07	Administrative and Planning Expenses	\$902,532.60	\$	\$902,532.60
CDBG		Total Program	\$4,514,163.00	\$4,050,000.00	\$8,563,863.00
HOME 1	26-02-02-03	15% CHDO SET ASIDE	\$232,885.50	\$	\$232,885.50
HOME 2	26-02-03-03	Homebuyers Assistance	\$814,427.50	\$	\$814,427.50
HOME 3	26-02-06-03	New Construction in Cement	\$350,000.00	\$	\$350,000.00
HOME 4	26-02-00-03	HOME Administrative Expenses	\$155,257.00	\$-	\$155,257.00
HOME		Total Program	\$1,552,570.00	\$ -	\$1,552,570.00
ESG 1	37-01-02-03	Nuevo Amanecer Program (Essencial Services)	\$60,580.50	\$60,580.50	\$121,161.00
ESG 2	37-01-02-03	Nuevo Amanecer Program (Operation Services)	\$21,577.25	\$21,577.25	\$43,154.50
ESG 3	37-01-02-03	Nuevo Amanecer Program (Administrative Expenses)	\$10,096.75	\$20,096.75	\$30,193.50
ESG 4	13-06-02-03	Prevention	\$60,580.50	\$60,580.50	\$121,161.00
ESG 5	06-03-01-03	Hogar Amparo (Operation Services)	\$27,600.00	\$27,600.00	\$55,200.00
ESG 6	06-03-02-03	Centro de Transformación Social Cristiano – Eliezer (Operation Services)	\$10,400.00	\$10,400.00	\$20,800.00
ESG 7	06-03-03-03	Casa Misericordia, Inc.	\$11,100.00	\$11,100.00	\$22,200.00
ESG		Total Program	\$201,935.00	\$211,935.00	\$413,870.00
CDBG, HOME & ESG		Total Programs	\$6,268,668.00	\$4,261,935.00	\$10,530,603.00

ACTIVITIES TO BE UNDERTAKEN

Housing activities:

- (1) **Activities carried out with CDBG funds:** The Housing Department will continue the assistance program for the rehabilitation housing for very low-income homeowners. The Program will commit the \$700,176.44 allocation for home rehabilitation with wood and the reconstruction of homes with foundations in cement. The conversion from wooden homes to cement homes is an initiative that will guarantee more durable housing to low income families in Bayamón (maximum assistance is \$10,000 per family). Funds will allow at least 54 very low and low-income families benefit through this strategy. Due to funding limitation it is necessary to reduce the five year goal of the Consolidated Plan Objective H4 from 500 to 400 housing units.

At "El Volcán" community, 150 participants will benefit of the slum and blight elimination strategy under implementation. Acquisition and relocation will continue with funds allocated on program years 2001 and 2002. During this program year 13 families will be relocated in new homes being constructed on site.

- (2) **Activities carried out with HOME funds:** The Housing Department is responsible for the administration of the Integrated Housing Program for Bayamón. Since Program Year 2001 several new strategies with HOME funds are being implemented. Prospective homebuyers may qualify for one of three different initiatives:

- *New Construction in Cement.* Grants provided to eligible families of prospective homebuyers may be as high as \$35,000.
- *Homeownership- Homebuyers Assistance Program* (\$814,427.50) providing qualified families with the advance money for the acquisition of their home (a maximum of \$60,000 per participant). An underwriting analysis will be undertaken to determine the maximum amount to make the housing unit affordable. The amount allocated will allow assisting at least 14 families.
- The Community Housing Development Organization assistance, \$232,885.50 (15% of the HOME funds granted to Bayamón) will be allocated to assist in the development of new housing projects to benefit very low, low and median income families in Bayamón.

- (3) **Activities carried out with ESG funds:** the Community Service Office and Programa Nuevo Amanecer have received allocations in PY 2008 to carry out activities within the defined strategies, to benefit the homeless or population at risk of becoming homeless. For these projects the total funds allocated are \$201,935.00.

- **"Programa Nuevo Amanecer"** is a municipal Program inaugurated in 2002 to provide homeless individuals and their families assistance to break the cycle of homelessness. Among services provided through the program are: orientation and guidance about

access to available government services; facilitate direct access to Nutritional Assistance (PAN), Social Security, temporary aid for needy families (TANF), among (at no cost) in order to accelerate clientele admittance in treatment programs; referrals and admission to treatment residential programs in Puerto Rico or abroad; after treatment, education, employment and housing assistance is provided to the clientele; prevention services to population at risk (drug users, population at low and very low income households, unattended chronic and disabling conditions, low educational levels, victims of abuse). With the PY 2008 allocation of \$92,254.50, thirty (30) participants will be assisted. Matching municipal funds have been allocated in the 2008-2009 budget.

Consolidated Plan Objective:	HO1 Enhance the service delivery components of the established network of community based organizations by encouraging them to provide more effective counseling, efficient primary and preventive-care services and supportive services. HO7 Provide Supportive Service to the homeless population
Expected Accomplishment:	30 persons
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environments
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$92,254.50

- **The Community Service Office** provides the homeless prevention programs, assists homeowners and renters in rent/mortgage and utility payments in case of an unforeseen cause that could provoke the risk of homelessness. Budget allocation for this Prevention Program is \$60,580.50 and will allow to assist at least 30 participants. Matching municipal funds have been allocated in the 2008-2009 budget

Consolidated Plan Objective:	HO5 Provide Homeless Prevention Services including emergency payment.
Expected Accomplishment:	30 persons
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environments
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$60,580.50

- **Hogar Amparo** is a non-profit organization offering residential services to 15 homeless females, who are drug and/or alcohol abusers. The organization is part of the “Coalición de Apoyo Continuo para Personas Sin Hogar en Guaynabo, Inc. The mission of the organization is to promote positive social change in its participants and improve the condition of their families and as well benefit the community. The services offered to in-house participants at Hogar Amparo include shelter, daily meals, counseling and medical services, case management and referrals, vocational training. The ESG fund allocation of \$27,600 will be used by the organization for operational expenditures including: food and sanitary disposable utensils used for meals to the participants, cleaning materials, shelter water, energy and telephone expenditures.

Consolidated Plan Objective:	HO2 To increase the emergency shelter facilities and transitional and permanent dwellings for the homeless population and HIV/AIDS persons.
Expected Accomplishment:	15 persons
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environments
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$27,600

- **Casa Misericordia, Inc.** is a non-profit organization offering non-residential services to adult (over 18 years of age) homeless individuals in the area of the Bayamón Urban Center. Services include daily meals (breakfast and lunch), clothing and first need personal items, as well as facilities for personal hygiene. The service commitment is guided to influence the participant’s voluntary decision in entering a rehabilitation program. In addition to these services the organization has proposed to establish an emergency temporary shelter to serve in the short term 30 male participants. In the near future, projections are to expand capabilities as to also serve 10 female participants at the shelter. ESG funds are allocated to the organization for shelter operational expenditures including water, electricity and telephone, as well as cleaning materials. Funds may also be used for the acquisition of food provided to the program beneficiaries. A total of \$11,100 were allocated from ESG funds.

Consolidated Plan Objective:	HO7 Provide Supportive Service to the homeless population
Expected Accomplishment:	30 persons
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environments
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$11,100

- The Center under the name “**Centro de Transformación Social Cristiano, Inc. (Hogar Eliezer)**” is a non-profit service organization dedicated to the rehabilitation of youth and young adults with drug addiction, alcohol and social adaptability problems. The organization was created in 1999. Its main objective is supplying beneficiaries, spiritual and material assistance, including shelter, food, psychological and social therapy. The project clientele participate in public and community service activities, as part of their rehabilitation therapy. And acquire through these vocational training. The intervention objective is to assist participants in their rehabilitation and return to stable and productive life within the society. The ESG fund allocation of \$10,400 will be used by the organization for operational expenditures including: cleaning materials, sanitary disposable utensils used for distribution of hot meals to the participants, gasoline expenditures for participant transportation, official vehicle maintenance and repairs.

Consolidated Plan Objective:	HO7 Provide Supportive Service to the homeless population
Expected Accomplishment:	25 persons
IDIS Performance Measure Objective:	Suitable Living Environment
IDIS Outcome	Availability/Accessibility
IDIS Outcome Statement	Accessibility for the purpose of creating suitable living environments
Timeframe for completion	July 1, 2008-June 30, 2009
Allocation	\$10,400

Non-housing activities carried out with CDBG fund

Construction and improvements to public facilities: Activities funded through the CDBG Program during year 2008 will include attention to special community needs through several projects of great impact. The municipality has underway the development of projects funded through 108 Loan Guarantee for the development of infrastructure corresponding to a total investment of 32 million dollars.

Other ongoing projects which have funding and will continue implementation are: the renewal of the Traditional Urban Core; acquisition, relocation and infrastructure development at El Volcán community.

The redevelopment of the Central Business District continues to be a priority. A special planning district is being defined with reference to the extension of 500 meters, of radio from each station. Such planning effort will provide for an orderly but accelerated development of new activities that will complement the increased passenger and daily visitors’ activity as well as protect residential life and the character of the urban core. Complementary initiatives from the private sector will promote economic development

of the area for the benefit of all residents. A diverse and well balanced active urban center is the goal we seek as to promote socio-economic development throughout Bayamón. Specific objectives are:

- Renovating public space, with adequate maintenance and reforestation programs
- Constructing new plazas and urban amenities,
- Developing new housing project in order to increasing the number of residents
- Invigorating the existing commerce and attracting new complementary commercial activities.

A new project will be undertaken with 2008 CDBG fund Urban Improvements to Road PR-2, section in the Bayamón Central District between the intersection with the North Main Avenue and Road PR-5. This project comes to solve obstacles and security issues related to pedestrian activity in this road section. The actual condition of the road presents difficulties to pedestrian crossing and the adequate connection of service and commercial activities located at both sides of the roads.

- (2) **Public Services:** Other CDBG funds will be committed to assist special populations in alliance with private and community based not-for profit organizations. During the year 2008 we will assist the elderly, children with learning disabilities, abused children and physically impaired persons. We will provide them with social help and training for employment.

CDBG funds provide for the development of the Community Activity Center Program and the Sports and Recreation Program; both for the very low income residents in Bayamón.

Planning and administration

- (1) **Planning and administrative expenses carried out with CDBG funds:** The amount allocated to carry out the planning and administrative expenses for the CDBG program is \$902,532.00
- (2) **Planning and administrative expenses carried out with HOME funds:** The amount allocated to carry out the planning and administrative expenses for the HOME program is \$155,257

GEOGRAPHIC DISTRIBUTION OF PROJECTS

The Municipality of Bayamón is part of the San Juan Metropolitan Area. Its territorial extension is 44.3 square miles, with urban development on two thirds of it. For census and social statistical purposes, the municipality is divided in 12 wards of different sizes and population composition. The urban core provides housing stock and is residence to 92% of the population.

The 2000 Population Census identified "Barrio" Minillas as the largest (5.8 square miles) and Hato Tejas as the most populated, (46,528 persons). On the other hand, "Barrio" Pueblo is the smallest in size (.6 square miles) and Guaraguao Arriba the least populated (1,691 persons).

The rationale used by the municipality to set the priorities for allocating the investment dollars by geographic area was based in the citizen participation process performed, the needs assessment identified during the consultation process for the preparation of the Consolidated Plan, and the Public Policy established by the Mayor. This analysis was the result of the consultation, citizen participation process and the municipality public policy for community and housing development.

No distribution of funds was based on race need, due to the fact that no racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole although most of the funds are targeted to low income areas.

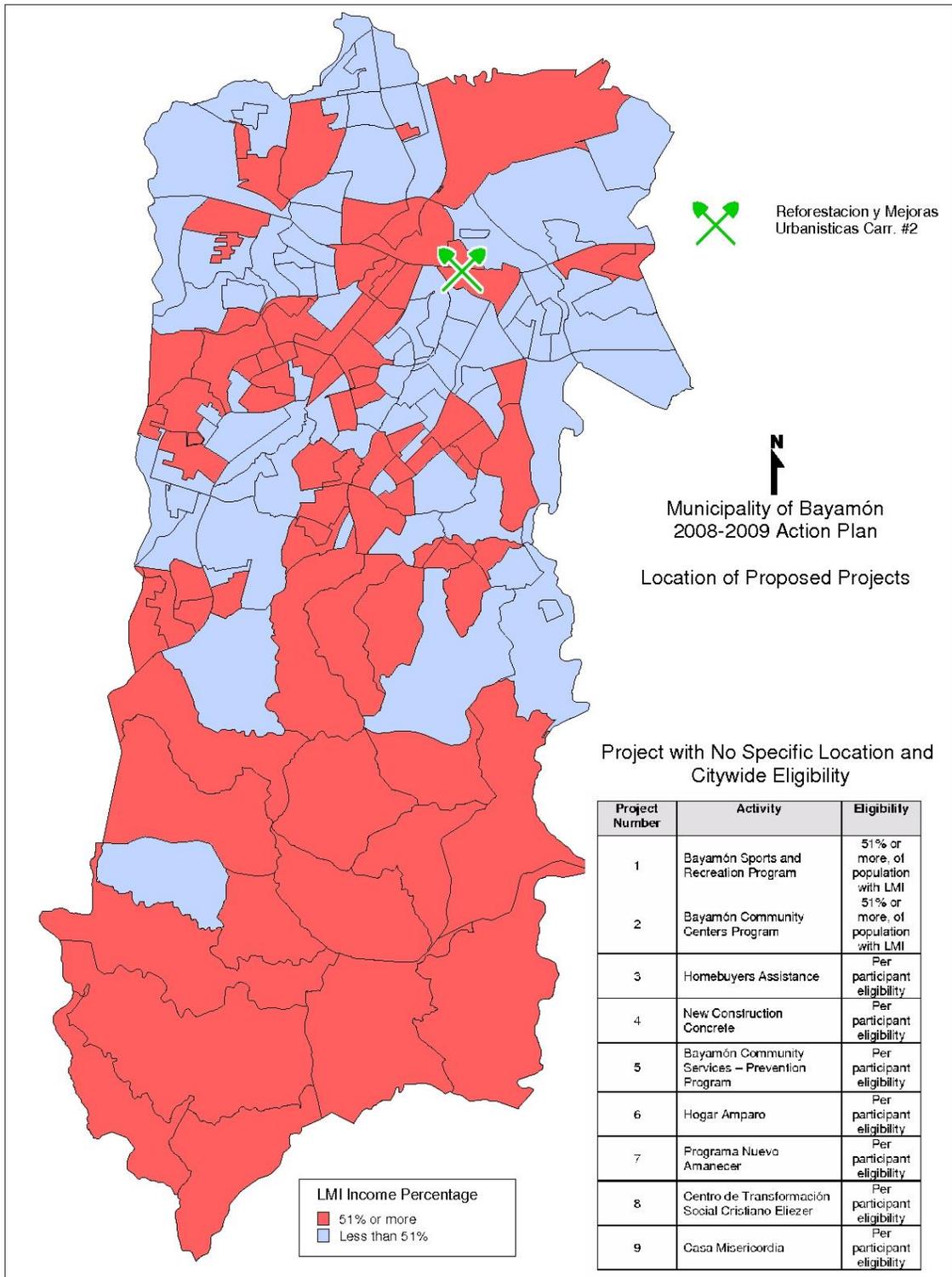
The activities in the Municipality of Bayamón 2008-2009 Action Plan represent investment that will be allocated geographically to meet the needs of the lowest income residents. Most programs and initiatives have been targeted in block groups that have had high percentages of low and moderate-income populations or are oriented to low and moderate income individuals. By directing significant assistance to those areas found to be the most economically and physically distressed in the Municipality it will greatly increase the measurable and effective impact of these federal dollars by enhancing the quality of life in its most blighted neighborhoods. Had the Municipality distributed the funds without such consideration the impact of these funds would be reduced and the success of these programs would be negatively affected. The table and map on the next pages show the 2008-2009 proposed activities by their location, low income determination, allocation and rationale for the determination:

The City certifies that 100% of the activities will benefit low income persons.

Geographic Distribution of Projects, Program Year 2008

Project Number	Activity	Census Tract or Block Group	% Low Income)**	BARRIO
1	Reforestación y Mejoras Urbanísticas Carr. #2	30300.2 30300.3 30300.4	64.84%	CITY WIDE
2	Bayamón Sports and Recreation Program	Area Benefit	51% or more, of population with LMI	CITY WIDE
3	Bayamón Community Centers Program	Area Benefit	51% or more, of population with LMI	CITY WIDE
4	Homebuyers Assistance	-----	Per participant eligibility	CITY WIDE
5	New Construction Concrete	-----	Per participant eligibility	CITY WIDE
6	Bayamón Community Services – Prevention Program	-----	Per participant eligibility	CITY WIDE
7	Hogar Amparo	-----	Per participant eligibility	CITY WIDE
8	Programa Nuevo Amanecer	-----	Per participant eligibility	CITY WIDE
9	Centro de Transformación Social Cristiano Eliezer	-----	Per participant eligibility	CITY WIDE
10	Casa Misericordia	-----	Per participant eligibility	CITY WIDE

The following map shows the concentration of low income population according to HUD released data.



HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Activities planned to address emergency shelter and transitional housing needs

In accordance with the policies stated by the Secretary of the US Department of Housing and Urban Development, the Municipality of Bayamón, has defined the needs of the homeless population based on the model of Continuum of Care.

The model is based on the perception that a homeless person can break the homelessness cycle if the housing services provided are accompanied with a battery of supportive services that could reinforce the skills earned by the homeless person. The supportive services recommended include mental health, job training, education, independent living, academic basic skills, substance abuse and family support.

Under the Continuum of Care Model, a homeless person receives, counseling and supportive services to help him/her to move from the emergency shelter to transitional to permanent housing.

Summary of the Continuum of Care Process

Based on the need of a public policy and strategy for the homeless, in 1998 the Legislature of Puerto Rico approved Law #250, which created a Commission for the Implementation of a Public Policy for the Homeless. The law established the parameters for the following actions:

- Organize a Continuum of Care Planning Process
- Identify needs data and develop an inventory of services provided
- Determine and prioritize gaps in delivery of services to the homeless
- Develop an action plan which includes short-and long-term strategies
- Implement the Action Plan

These parameters are consistent with the Continuum of Care Planning Cycle as defined by HUD. The following is a description of the continuum of care process to be followed during the 5-year period of the Consolidated Plan. This description is based on the five parameters mentioned above.

The Continuum of Care strategy developed by the Municipality of Bayamón to alleviate homelessness is multi-layered and involves not-for-profit organizations, faith-based initiatives, consumers and city, state and federal funding organizations and governmental entities. Our strategy represents maximum participation of community-wide agencies and providers to meet the full spectrum of needs of the homeless as well as to identify gaps and priorities in the provision of services to homeless persons.

Assessment of the needs of the homeless population performed by the Commission for the Implementation of a Public Policy for the Homeless provided new data for the identification of the needs of this population. New data and references are provided by two Point in Time Surveys performed by The Homeless Commission and the Puerto Rico Department of the Family, one conducted in 2003 and the other in 2005. The surveys counted homeless persons using shelters, motels vouchers, transitional housing, and rental assistance, as well as those people who were turned away from these resources on the same day the survey was performed.

In 2005 the counted homeless persons in Bayamón amounted to 635, of these 150 were identified as chronic homeless, 472 as were located in shelters and 13 were inmates.

From the analysis of the 2005 count , the data for all Puerto Rico provided that (87.5%) of the homeless were individuals and that 12.5% were families, if these percents are applied to the Bayamón Population it obtained that approximately 555 were homeless individuals and 80 were families. Other data of this survey, related to all of Puerto Rico, provided the following information: 3.5% had a mental illness, 50.8% were substance abusers, 2.6% were veterans, 2.70% had HIV/AIDS, 7.90% were victims of domestic violence.

Needs of the Homeless

Other assessment efforts have provided data as follows:

- The top request of the homeless persons was for housing assistance at 23%, followed by drug abuse treatment at 18 %, food at 13%, health care and training for education and employment at 10%, and financial assistance with a 9%. Homeless persons showed an interest in working if the opportunity arose.
- Needs of the Homeless Individuals:

Service Needed	Percentage
Emergency Shelter	4%
Transitional Housing	4%
Permanent Housing	23%
Job Training or Employment	10%
Health Services	10%
Drug/Alcohol Treatment	18%
Mental Health Treatment	5%
Essential Service	5%
Financial Assistance	9%
Food	13%

- On comparing the preferred services by gender, previously collected data was confirmed and 36% of the homeless women counted expressed that they wanted more help to deal with domestic violence. 45% of the homeless men counted wanted more drug abuse related services.
- Homeless persons living in the streets show interest in participating in programs and services that could help them move out of their present situation. In terms of housing services, 23% of homeless street residents considered these could be helpful, compared to 3% in emergency shelters and 5% in transitional housing. This seems to imply that once in a shelter or a transitional housing facility, homeless persons may consider their housing problem to have been solved.

Inventory of Facilities that provide services to the Homeless

The following inventory includes facilities and services that meet the emergency shelter, transitional housing, permanent supportive housing, and permanent housing needs of homeless persons. Among organizations located in Bayamón are the following:

Organization	Shelter	Counseling	Supporting Services	Transitional Housing	Permanent Housing
Section 4.02 La Perla del Gran Precio	*	*	*		
Hogar del Niño Ave María	*		*		
New Life for Girls	*		*		
Teen Challenge de P.R. Inc.	*	*	*		
Albergue Nuevo Comienzo	*	*	*		
Oasis de Amor	*		*		
Hogar Renovados en Cristo	*	*	*		
Hogar Crea, Inc.	*	*	*	*	
Oficina de Servicios Comunes		*	*	*	
Departamento de la Vivienda		*			*
Puerto Rico Housing Finance Corp.		*			*
Casa Vida	*	*	*		
Helping Hands	*	*	*		
Casa Misericordia			*		
UPENS INC.	*	*	*		

Among organizations located outside Bayamón, are the following

Organization	Shelter	Counseling	Supportive Services	Transitional Housing	Permanent Housing
Travelers Aid of Puerto Rico			X		
Lucha Contra el SIDA, Inc.	X		X	X	X
Hogar Crea Inc.	X	X	X	X	
Casa Protegida Julia de Burgos	X	X	X	X	
Hogar Ana R. Díaz			X		
Hogar Carmen Díaz Santaella			X		
Centro Rehabilitación Psicosocial Trujillo Alto (San Patricio) Regino Escamilo			X		
Centro de Salud Mental San Patricio Dr. Orlando Torres			X		
Centro Iniciativa Saludable para Niños, Niñas, Adolescentes y Familia- Looerns torres Pedro Morales			X		
Hogar Colina de la Esperanza Luz N. Díaz			X		
Hogar Delfina Díaz			X		
Hogar Elsie Camacho			X		
Hogar Hilda Aponte			X		
Hogar Huerto de Jesus			X		
Instituto Psicoterapeutico de Puerto Rico (INSPIRA)			X		
Hogar Isabel Aponte			X		
Hogar Juanita			X		
Hogar La Bella Union			X		
Hogar Luz M. Estela			X		
Hogar Mandy Cordero			X		
Hogar Manuel Cordero			X		
Hogar Margarita			X		
Hogar María Alamo			X		
Hogar María Ayarde			X		
Hogar María Falero			X		
Hogar María Virgen			X		
Hogar Peña de Hored			X		
Programa Hogares Carolina			X		
Programa Hogares San Patricio			X		
Hogar Sonia Baez			X		
Hogar Santa Rodriguez			X		
Hogar Serena Esperanza			X		
Hogar Virgen de la Milagrosa			X		

Organization	Shelter	Counseling	Supportive Services	Transitional Housing	Permanent Housing
Hogar Yirel Betancourt			X		
Clinica APS Santurce			X		
Clinica SJ Capestrano			X		
Clinica SJ Capestrano			X		
Hospital San Juan Capestrano			X		
Clinica Interdisciplinaria de Psiquiatria Avanzada (CIPA)			X		
Centro de Acceso y Tratamiento Panamericano Hato rey			X		
Clinica Dr. Merlos y Asoc. C.S.P.			X		
Clinica Salud Mental Niños y Adolescentes Centro Médico			X		
Hospital Psiquiatria Dr. Ramón Fernandez Marina, RP			X		
Hospital Psiquiatria Forense Río Piedras			X		
Hospital Pavia Hato Rey			X		
Casa Protegida Jualia de Burgos			X		
La Fondita de Jesus, Programa Puerta al Cambio			X	X	
Lucha Contra el SIDA, Programa Nuevo Horizonte			X		
Lucha Contra el SIDA Programa Renacer de Vida			X		
Iniciativa Comunitaria, Inc. Compromiso de Vida II			X		
Doctors Medical Center Inc.					X
Casa Rosa, Inc.					X
Hogar Crea Madres con Hijos			X	X	
La Perla de Gran Precio	X	X	X	X	X
Teen Challenge	X		X		
Ejercito de Salvación Proyecto Esperanza	X		X		
Estancia Corazon Proyecto Plaza Corazon			X		
Hogares Amparo Inc.			X		
Iniciativa Comunitaria Inc. Nuestra Casa			X		
Lucha Contra el SIDA, Manantiales de Vida			X		
Concilio de la Comunidad para Ayudar a Resolver los Problemas de la Vida, Inc.			X		

Organization	Shelter	Counseling	Supportive Services	Transitional Housing	Permanent Housing
Iniciativa Comunitaria Proyecto Kamaria			X		
Centro Sor Isolina Ferré, Inc.			X		
A.S.E.E.R. de Puerto Rico, Inc.			X		
Hogar Compromiso de Vida			X		
Hogar El Buen Pastor			X		
Professional Psychiatric Services			X		
Safe Harbor for Workers Corp.			X		
Hogar Intermedio para Mujeres			X		
Puerto Rico Addiction Medical Services-PRAMS			X		

The Housing and Urban Consolidated Plan for 2006-2011 divides the demand for beds between homeless single adults and persons in families with children, and the supply of beds among emergency shelters, transitional housing facilities, and permanent housing facilities for each of these populations. The estimations in table 1A: Homeless and Special Needs Population and the Continuum of Care: Homeless Population and Subpopulations Chart, included in the 2006-2011 Consolidated Plan used data available before the 2003 and 2005 homeless counts performed by the Commission for the Implementation of a Public Policy for the Homeless. The Municipality reviewed the information to update the inventory of beds and prepared the following gap estimations.

The following table summarizes the needs of these two groups as they relate to supply.

Table 1A: Homeless and Special Needs Populations

**Continuum of Care: Homeless Population and Subpopulations Chart
Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	248	0	70
	Transitional Housing	153	0	46
	Permanent Supportive Housing	12	0	15
	Total	413	0	131
Article V. Persons in Families with Children				
Beds	Emergency Shelter	35	0	6
	Transitional Housing	24	0	3
	Permanent Supportive Housing	0	0	10
	Total	59	0	19

Racial Ethnic considerations

Because of the homogeneous ethnicity of Puerto Ricans, racial data is not collected and thus has not been taken into consideration for the Continuum of Care strategy of the Municipality. According to the census bureau all Puerto Ricans are considered of Hispanic origin. Taking this into consideration we can conclude that 100% of the funds will be used in areas of minority concentration.

Priorities for Homeless Persons

General priority

To provide emergency shelter, transitional housing and supportive services to the homeless and homeless prevention programs to any family or individual that might be challenge to homelessness.

Basis for assigning the priority

In compliance with the policies of the US Department of Housing and Urban Development, the Municipality of Bayamón has defined the needs of the homeless population based on the model of Continuum of Care. This model is based on the perception that a homeless person can break the homelessness cycle if the housing services provided are accompanied with a battery of supportive services that could reinforce the skills earned by the homeless person. The supportive services recommended include mental health, job training, education, independent living, academic basic skills, substance abuse and family support. Under the Continuum of Care Model, a homeless person receives, counseling and supportive services to help him/her to move from the emergency shelter to transitional to permanent housing.

Obstacles to meet the underserved

The obstacles identified to meet the underserved are:

- Emergency Shelters - There is a service gap for emergency shelter for homeless individuals, but the highest priority was given to transitional housing because of the increasing rate of population categories.
- Transitional Housing - The analysis suggest a need for transitional housing for the severely mentally ill, chronic substance abuser and persons with HIV/AIDS.
- Supportive Services - All organizations are in complete agreement, that providing supportive services is the utmost issue. The services include detoxification, substance abuse treatment, mental health treatment, dental care, job placement, nutrition and economic assistance.

Priorities and specific objectives

In order to meet the general priority and remove the obstacles to the underserved the following objectives will be pursued:

Table 1C
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Homeless Objectives			
HO1	Enhance the service delivery components of the established network of community based organizations by encouraging them to provide more effective counseling, efficient primary and preventive-care services and supportive services.	Number of Grants	10	5
HO2	To increase the emergency shelter facilities and transitional and permanent dwellings for the homeless population and HIV/AIDS persons.	Housing Units/Beds	20	535
HO3	Request additional funding to provide services for the homeless	Number of proposals prepared	5	3
HO4	Provide funding for the rehabilitation of housing units of low income families	Housing units rehabilitated	500	300

When analyzing the data from the 2005 Homeless Survey, one can conclude that the array of services provided to the Homeless population in Bayamón is one of the most complete of PR. This is shown in the Homeless Survey 2005 where it was found that Bayamon had 472 out of the 635 homeless persons living in a shelter (74% which is almost $\frac{3}{4}$ of the homeless population in Bayamón. Even though almost a quarter (24%) of the homeless population was counted and categorized in 2005 as chronic, this represents only the 3% of all chronic homeless in PR. The relative success achieved by the Municipality of Bayamon is attributable to a very effective strategy in the outreach and referral component of the Continuum of Care model.

The Municipality of Bayamón has elaborated a ten-year Plan to End Chronic Homelessness within the jurisdiction of Bayamón, which follows after president's Bush New Freedom Initiative, and the MOU signed this past 2003, by Mr. Hon. Ramón Luis Rivera, Jr, Mayor of Bayamón, and Mr. Bryan Noyse, Regional Director, HUD Region IV. The Plan seeks to compromise resources for optimal achievement in this area.

Based in the 10 Year Strategic Plan for Ending Chronic Homelessness, the principal weakness in the efforts to eliminate homelessness in Bayamon is the lack of coordination between the NGO's that work on the homeless populations and the technical and administrative difficulties they have to overcome in order to become more efficient. Therefore, the strategies delineated in the plan are addressed to strengthen the NGO's and the relation of the municipal government with them. Important achievements have been are possible due to the efforts of Nuevo Amanecer towards the establishment of a strong functional network with NGO's in the Bayamón area that are service providers to the homeless. One key initiative has been the organization of the Municipal Program Nuevo Amanecer that provides assistance, outreach and rehabilitation to homeless individuals. This Program has been the major contributor for outreach and referral services provided to homeless. For the 2008 Program Year \$92,254.50 have been allocated to this Program that will provide the leadership to promote resources engagement from the Bayamón Continuum of Care organizations towards the achievement of goals to be included in the Ten Year Plan to eliminate Chronic Homelessness in Bayamón

Critical components of the service provisions to the homeless and of the Continuum of Care Strategy include:

- Outreach, intake and assessment
- Emergency shelter
- Transitional housing
- Supportive services
- Permanent housing
- Permanent housing for people with disabilities
- Outreach, Intake and Assessment

The Municipal initiative under the name of "Programa Nuevo Amanecer" is the centralized point for intake, referral, assessment, and prevention and outreach activities.

Emergency Shelter

Access to the Continuum of Care System is key to its success. A coordinated outreach process was envisioned, and consequently developed providing an easy and standard procedure for homeless persons to access the system, and to ensure that the services they accessed were appropriate to their individual needs. The local outreach process is provided on the street in a daily, non-aggressive fashion, and as a result of service requests from homeless persons, social service agencies, religious organizations and law enforcement personnel.

Street and shelter outreach and assessment services are provided by several municipal agencies including the Municipal Nuevo Amanecer Project, the Housing Department and the Community Service Office. The purpose of street and shelter outreach is to identify and engage homeless persons in need of services including persons who are seriously mentally ill or have an active substance abuse addiction problem. Outreach is one of the most important components in the continuum of care strategy because through this process, homeless persons, often those hardest to serve, are engaged and connected to the local Continuum of Care.

In Bayamón, outreach is provided by emergency shelters, mental health centers, crisis hot lines, soup kitchens and meal programs, organizations serving churches, community health nurses, community action agencies, municipal welfare offices, law enforcement officers, and the courts. Each of these agencies will refer individuals and families on to other service providers if they see that additional services are needed.

Transitional Housing

Several organizations provide transitional Housing to the Homeless Persons in Bayamon, among them, Hogar Crea, Albergue Nuevo Comienzo, Oasis de Amor, La Perla del Gran Precio. The goal of transitional housing is to provide appropriate supportive services to help people reach independent living. The length of stay is not to exceed 24 months. Those transitional housing facilities that offer services in the area are focused on increasing client responsibilities while maintaining supportive services. Clients enter into a Life Plan Agreement, which places an emphasis on education, employment, intensified skills building, parenting and alternatives to violence.

Supportive Services

Most of the non profit organizations participating in the continuum of care strategy provide supportive services. These services are essential in efforts to move homeless persons to self-sufficiency and permanent housing. A wide variety of services are needed on site and at community locations such as job training and placement, substance abuse treatment, short term mental health services, case management, legal services as well as living skills training, violence prevention and effective parenting.

Permanent Housing

Even if we were to develop world class emergency shelters, transitional housing programs and supportive services, we would be doing homeless persons a great disservice if we did not provide an adequate supply of safe, decent and affordable permanent housing in our community. It is of priority to develop permanent housing for the rehabilitated homeless using HOME, CDBG, ESG and other local resources. Following this objective, Bayamón, through the Supportive Housing Program Competition has presented together with the State Continuum of Care proposal a project to provide permanent housing.

STRATEGY TO PREVENT LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN TO BECOME HOMELESS

The Community Services Office offers a prevention homeless program in coordination with the Office of the Mayor's Citizen Advocate. Any family that receives a notice of the suspension of their utilities or a notice to evict their home receives counseling and financial help to prevent the suspension of services or the loss of their dwelling unit, including money to make an emergency grocery shop. The Community Services Office provides transitional housing for the homeless acquired from the Federal Housing Administration Rent with Option to Purchase Program. Both offices coordinate several health services for the homeless population. To continue the prevention program the Community Service Office will receive in 2008 from HUD-ESG the amount of \$60,924.30.

STRATEGY TO ADDRESS THE SPECIAL NEEDS OF PERSONS THAT ARE NOT HOMELESS

In order to address the special needs of persons that are not homeless the Planning Office held two public hearings to learn about the community special needs. Among the interest of the attendees were: requirements of participation regarding affordable housing for low and very low-income persons; the mechanics of the consolidated planning process and how to submit projects proposals; about the provision of services such as support programs for the elderly, childcare and recreational services and neighborhood revitalization supporting public facilities improvements.

Housing program design, public service assistance and community development projects respond to the acknowledgment of stated community needs. Among initiatives being implemented are: a rental housing project for the elderly that will be developed through assistance provided to a not for profit organization (Egida Martí) for the development of 18 apartments in full compliance with ADA; shelter and services to abused children are being programmed through assistance to Hogar de Niños Andrés; supportive housing assistance to HIV/AIDS and population with substance abuse or homelessness problems is provided by La Perla del Gran Precio and Programa Nuevo Amanecer through referrals to Homes and rehabilitation programs).

The following table shows the activities to be undertaken by the Municipality to address the needs of the special populations:

Program	Description	Special Population Served	Source of Funds
Bayamon Health Center	Will provide emergency and primary medical care to low income citizens.	Elderly, Frail Elderly, Persons with Impediments, Public Housing Residents, HIV/AIDS and youth.	Local Funds

Program	Description	Special Population Served	Source of Funds
Eye Clinic	This ophthalmologic clinic will provide eye treatment at an accessible location.	Elderly, Frail Elderly, Persons with Impediments, Public Housing Residents and youth.	Local and Private Funds
Programa Salud a Tu Alcance	This clinic will provide free prevention services to treat diabetes, cancer, asthma, heart diseases, and other related conditions.	Elderly, Frail Elderly, Persons With Impediments and Public Housing Residents.	Local Funds
Centro de Epidemiologia	This clinic will provide health services to HIV/AIDS patients.	HIV/AIDS Population	Local and Federal Funds
Municipal Labor Department	The Municipal Labor Department will provide services for youth, adults, and laid-off workers.	Elderly, Persons With Impediments, Public Housing Residents and Youth.	Federal Funds
Municipal Education Department Transportation	Will provide transportation services to youth.	Youth, public housing residents, and persons with impediments	Local & Federal Funds
Pilar Barbosa Library	Will provide tutoring, extended hours, and internet access to elementary and intermediate students.	Youth and Public Housing residents.	
Programa Nacer	Provide supportive services and medical services to teenage pregnancy. The benefit to the program is having all the services under one roof instead of having to visit multiple sites. The program provides youth-friendly pre and postnatal care and education programs for youth and teens in a fun, casual environment	Public Housing Residents, teenage single mothers,	Local Funds

Program	Description	Special Population Served	Source of Funds
Head Start and Early Head Start Program	<p>Early Head Start – this program promotes healthy prenatal outcomes, promotes healthy family functioning, and strengthens the development of infants and toddlers beginning as young as newborn infants.</p> <p>Head Start- This program helps to create healthy development in low-income children.</p> <p>Programs offer a wide variety of services, that depend on a child's and each family's heritage and experience, to influence all aspects of a child's development and learning.</p>	Public Housing Residents and Youth	Federal Funds
Autism Program	This program provides educational and supportive services to families with children with autism.	Persons with impediments.	Local Funds
Responsible paternity program	<p>The Responsible Paternity program was established to break the cycle of teen and unwed pregnancy. The program provides prevention and orientation about teen pregnancy to schools students.</p> <p>and to address issues of statutory rape and absent fathers. The Partnership seeks to inspire California's most precious natural resource--its people--to be the ones to make a difference. In this section you will find background on this innovative initiative, a timeline and highlights of the public awareness media campaign as well as a sampling of the advertising created.</p>	Youth and Public housing residents.	Local Funds
Department of Sports and Recreation.	The department will provide sports and recreational activities in all communities of the City.	Youth, Elderly and Public Housing Residents.	Local and Federal (CDBG) Funds

STRATEGY FOR AFFORDABLE HOUSING

Ever since the first participant was awarded a down payment grant in 1994, the HOME program is the main federal resource to provide affordable housing in Bayamón.

Affordable housing is defined in Title 24 of the Code of Federal Regulations Part 92 Section 254 as:

- any housing unit classified as single family (up to 1 to 4 units), condominium, cooperative, combination manufactured home and lot or manufactured home lot;
- modest housing which purchase price does not exceed the Single Family Mortgage Limits under Section 203 (b) of the National Housing Act;
- low income families principal residence;
- Which will maintain a period of affordability limited by the amount of subsidy granted.

Two elements are key to the affordable market in Bayamón. First, the FHA mortgage limit for Bayamón has reached \$247,000 for a single-family unit (2004) and Program allowable assistance is up to 95% of median income of the area (\$234,650). Nevertheless, the affordable housing market in Bayamón is around \$110,00 which is the maximum amount banks compromise in mortgage to families within the HOME Income limits (80% of the median income for the area being \$21,800 as per Census 2000 data for the jurisdiction of Bayamón). These parameters represent a gap in reference to the standards set by the HOME mortgage limits.

To enhance the policy on Homebuyer's Assistance, the applicant has to comply with the 60% or the 80% income limit by family composition. Secondly, the participant should provide evidence that he/she has the cash to put a 3% down payment on the purchase. Thirdly, a participant could disburse any equity beyond the 3% equity and the grant-ceiling amount, as to help reduce the mortgage loan to a lower monthly mortgage payment.

The Housing Department provides prospective homebuyers assistance to any applicant participating in the Section 8 Rental Assistance Program, public housing resident that could be paying in rent the equivalent of a monthly mortgage payment and private renter.

In order to guarantee an affordable housing stock, New Construction HOME Program, Homebuyers Assistance with HOME funds includes applicable provisions corresponding to a deed restriction and covenant, running with the land to be registered in home mortgages. The time limit for such lien will be determined by the amount of the subsidy granted by the Municipality (see table below). Recapture provisions to ensure affordability are included in **Exhibit 5 – PROGRAM GUIDELINES**.

The period of affordability will extend to the terms set in the next Table.

AFFORDABILITY PERIOD	
HOME Funds Provided	Affordability Period
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years

ASSISTANCE TO SUBSEQUENT HOMEBUYERS

The purpose to establish the recapture provision is to increase the supply of affordable housing units over an extended period of time. However, if the property is sold during the period of affordability, the Municipality of Bayamón will assure continued affordability by creating another affordable housing unit. The Municipality of Bayamón will recapture the HOME assistance from the original buyer and invest it in another affordable unit for a prospective homebuyer.

In addition to the recapture provisions to be incorporated in the deed of sale and promissory note, other provisions will be established to guarantee that the units remain affordable for subsequent homebuyers. These provisions include the following considerations:

- A provision restricting refinancing and subsequent mortgages of the property, without the written consent of the Municipality. Refinancing will be limited to betterment without equity return.
- A requirement that the property will be used as the main residence of the homebuyer and his family and may not be leased or converted to other such use. The conversion as a business establishment will require the termination of the conveyance.
- Recaptured funds will be used by the municipality to assist other eligible families according to the HOME Program Regulations.

Exhibit 5 includes a copy of the Guidelines for each Program being implemented with HOME funds in the Municipality of Bayamón for PY2008-2009. These Guidelines describe in detail the method used by the Municipality to comply with the recapture provision.

In the implementation of the Homeownership Program, the Department will comply and will require recipients to comply with the provisions of 24 CFR 92.217 Income targeting Homeownership and 92.254 Qualification as affordable housing: homeownership.

AFFORDABLE HOUSING THROUGH CHDOS AND PRIVATE DEVELOPERS

Housing assistance through CHDOS follows the same affordability criteria as for other HOME Programs being implemented by the Municipality.

AFFORDABLE HOUSING GOALS

The following table describes the housing objectives and five year proposed accomplishments as included in the 2006-2011 Consolidated Plan:

Table 3B

Grantee Name: Municipality of Bayamon Program Year: 2006	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period				
			CDBG	HOME	ESG	HOPWA	SECTION 8
BENEFICIARY GOALS (Sec. 215 Only)							
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	324		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	324		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)							
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Assistance	300		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total Sec. 215 Affordable Rental	300		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)							
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>			
Production of new units	10		<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>			
Homebuyer Assistance	14		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Total Sec. 215 Affordable Owner			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)							
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Production of new units	10		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Assistance	300		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Homebuyer Assistance	14		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Combined Total Sec. 215 Goals*	324		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)							
Annual Rental Housing Goal	300		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	24		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	324		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5- Yr.Goal/PI an/Act	Yr. 3 Goal Plan/Act
Renters		
0 - 30 of MFI	1500/303	300 (sec.8)
31 - 50% of MFI		
51 - 80% of MFI		
Owners		
0 - 30 of MFI	800/319	
31 - 50 of MFI		10
51 - 80% of MFI		14
Homeless*		
Individuals		
Families		
Non-Homeless Special Needs		
Elderly	65/39	
Frail Elderly		
Severe Mental Illness		
Physical Disability	0/17	
Developmental Disability		
Alcohol/Drug Abuse		
HIV/AIDS		
Victims of Domestic Violence		
Total		
Total Section 215		
212 Renter	1500/303	300/
215 Owner	100/47	24/

**Table 2A
Priority Housing Activities**

Priority Need	5-Yr. Goal Plan/Act	Yr. 3 Goal Plan/Act
CDBG		
Acquisition of existing rental units	-	
Production of new rental units	-	
Rehabilitation of existing rental units	-	
Rental assistance	-	
Acquisition of existing owner units	-	
Production of new owner units	-	
Rehabilitation of existing owner units	700/272	
Homeownership assistance	-	
HOME		
Acquisition of existing rental units	-	
Production of new rental units	-	
Rehabilitation of existing rental units	-	
Rental assistance	-	
Acquisition of existing owner units	-	
Production of new owner units	20/	10
Rehabilitation of existing owner units	-	
Homeownership assistance	100/47	14
HOPWA		
Rental assistance	-	
Short term rent/mortgage utility payments	-	
Facility based housing development	-	
Facility based housing operations	-	
Supportive services	-	
Other		
Section 8 Rental Assistance	1500/	300

During this program year the Municipality will undertake activities that are consistent with the specific objectives included in the plan. CDBG, HOME and Section 8 funds will be use to achieve the specific goals and objective included in the five year plan. The following table shows the funded activities and its relationship with the Consolidated Plan Objectives:

ACTIVITY	PROGRAM	CONSOLIDATED PLAN OBJECTIVE	EXPECTED ACCOMPLISH- MENT	IDIS PERFORMANCE MEASURE OBJECTIVE	IDIS OUTCOME	IDIS OUTCOME STATEMENT
<i>Delegation of funds to CHDO's</i>	<i>HOME</i>	<i>H3</i>	-	<i>Decent Housing</i>	<i>Affordability</i>	<i>Affordability for the purpose of providing decent affordable housing</i>

ACTIVITY	PROGRAM	CONSOLIDATED PLAN OBJECTIVE	EXPECTED ACCOMPLISHMENT	IDIS PERFORMANCE MEASURE OBJECTIVE	IDIS OUTCOME	IDIS OUTCOME STATEMENT
<i>First Homebuyer</i>	<i>HOME</i>	<i>H5</i>	<i>14 households</i>	<i>Decent Housing</i>	<i>Affordability</i>	<i>Affordability for the purpose of providing decent affordable housing</i>
<i>New Construction in Cement</i>	<i>HOME</i>		<i>10 housing units</i>	<i>Decent Housing</i>	<i>Affordability</i>	<i>Affordability for the purpose of providing decent affordable housing</i>
<i>Housing Choice Voucher Program</i>	Section 8	H6	300	Decent Housing	Affordability	Affordability for the purpose of providing decent affordable housing

BARRIERS TO AFFORDABLE HOUSING

The Consolidated Plan must explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by its policies, etc. In analyzing the barriers to affordable housing in Bayamón, it has become apparent that public policies (statutes, ordinances, regulations, administrative procedures and processes) have, in fact, been much more restrictive than was originally thought. The lack of housing dollars, whether they are grant or private funds, is currently the major barrier to producing affordable housing to meet the documented needs. Lack of household income for affordable housing has resulted in non-activity by developers unless federal funds, state monies, or incentives are offered.

The more prevalent barriers are those policies which are customary and/or implied rather than those which are the rigid on-the-books type.

On December 30, 1992 the Governor of Puerto Rico approved by Executive Order the Land Use and Zoning Plan of the Municipality of Bayamón. On July 28, 1999 the Governor, the Mayor, the President of the Planning Board and the Administrator of the Permits and Regulation Administration signed an Agreement to grant the FIFTH HIERARCHY to the Municipality of Bayamón. This hierarchy allows the authority to consider in house the following transactions: the review and approval of subdivisions projects no larger of 50 units and individual projects with a gross construction area no larger than 8,000 square meters. Also it can consider petitions for land use amendments in lots no larger than 5,000 square meters. This authority vested in the Municipality simplifies the administrative procedures to approve affordable housing projects within the hierarchy vested.

The main barriers for affordable housing in the Municipality of Bayamón are the high costs for housing development and the large percent of households within the 80% of the median

income range. In Bayamón, the costs of housing construction have increased dramatically and as a result; new private housing projects are not affordable for persons under this income group.

In order to work with this problem, the Municipality of Bayamón has created zoning districts like RU-5 and RUE to guarantee low land acquisition costs or the establishment of linkages for the provision of affordable housing. The RU-S district provides an incentive for housing developers to transfer cash or a parcel of land to the Municipality in exchange for zoning considerations. The land obtained by the Municipality is then used for development for affordable housing. The RUE district allows buying in convenient terms because of the urban characteristics of the land. This district was established for the renewal of poverty pockets in Bayamón, like the communities in "El Polvorín, El Volcán" and "La Caridad".

The Municipality of Bayamón fosters and promotes the construction of medium density walk – up projects for affordable housing, with the participation of the private sector. Walk-up apartments are the cornerstones of affordable housing developments. Land cost usually doubles the cost of construction and for most projects developers and contractors, walk-ups are an alternative for a more intense use of the land.

In addition to these land use incentives and in order to stimulate the private sector to invest in affordable housing in Bayamón, the Municipal Assembly approved Ordinance No. 32 Serie 1994-1995 that provides local tax exemption on such projects. A 100% tax exemption is provided once the Planning Director certifies to the Finance Director the affordability of the project.

To eliminate other types of barriers to affordable housing the Municipality of Bayamón has provided the following incentives: (1) mutual cooperation between the developer and the municipal government to provide grants for land acquisition for the development or rehabilitation of homeowner or rental housing, and (2) a fast track service for affordable housing projects within the jurisdiction of the Permits Office.

Following is an outline of strategies to overcome barriers to affordable housing in Bayamón:

Barrier	Strategy for amelioration
<p>Tax policies affecting land and other properties.</p> <p>Municipal taxes</p>	<p>The Municipality will continue to promote the implementation of Ordinance No. 32 Serie 1994-1995 that provides local tax exemption to affordable housing projects. Under this ordinance a 100% tax exemption is provided to the developer once the Planning Director certifies to the Finance Director the affordability of the project.</p>
<p>Land use controls and zoning ordinances.</p> <p>Land use versus cost of land</p>	<p>Zoning districts in Bayamón, like RU-5 and RUE guarantee low land acquisition costs or the establishment of linkages for the provision of affordable housing.</p> <p>The RU-S district provides an incentive for housing developers to transfer cash or a parcel of land to the Municipality in exchange for zoning considerations. The land obtained by the Municipality is then used for development for affordable housing. The RUE district allows buying in convenient terms because of the urban characteristics of the land.</p>

Barrier	Strategy for amelioration
<p>Building codes and consultation processes</p> <p>Burdensome building permit requirements</p>	<p>The Municipal permit office will continue to provide fast track treatment to affordable housing projects sponsored by the Municipality.</p> <p>On December 30, 1992 the Governor of Puerto Rico approved by Executive Order the Land Use and Zoning Plan of the Municipality of Bayamón. On July 28, 1999 the Governor, the Mayor, the President of the Planning Board and the Administrator of the Permits and Regulation Administration signed an Agreement to grant the FIFTH HIERARCHY to the Municipality of Bayamón. This hierarchy allows the authority to consider in house the following transactions: the review and approval of subdivisions projects no larger of 50 units and individual projects with a gross construction area no larger than 8,000 square meters. Also it can consider petitions for land use amendments in lots no larger than 5,000 square meters. This authority vested in the Municipality simplifies the administrative procedures to approve affordable housing projects. This authority will be promoted through continued guidance to developers.</p>
<p>Fees and charges</p> <p>Impact fees.</p> <p>Minimum salary requirements.</p>	<p>The Mayor will promote legislation to secure that affordable housing received reduced impact fees when developing affordable housing projects.</p> <p>The Municipality will provide WIA funds to developers to helps the cover the increasing cost of labor. The funds will be offered in accordance with the Labor Department Regulation.</p>
<p>Policies that affect the return on residential investment</p> <p>Increasing cost of construction materials.</p>	<p>The Municipality will continue with the implementation of the new program called "Progreso en Bayamón". Under this program moderate income families are provided with a \$5,000 to be used in the acquisition of a Housing Unit in Bayamón.</p>
<p>High Cost of Rental Housing</p>	<p>Rental subsidy will be offered to low and very low-income families reducing the economic burden of the renting a housing unit. FMR will be evaluated to determine if their limits are in accordance with the market. It is expected that 1,500 families receive rental subsidy.</p>
<p>High Cost of Housing Units</p>	<p>Home Funds will be offered to individual to be used for downpayment and closing costs assistance. This will have the effect of reducing the cost of housing.</p> <p>The Municipality of Bayamón will continue to foster the construction of medium density walk – up projects for affordable housing, with the participation of the private sector. Walk-up apartments are the cornerstones of affordable housing developments. Land cost usually doubles the cost of construction and for most projects developers and contractors, walk-ups are an alternative for a more intense use of the land.</p>
<p>Other Issues</p> <p>Lack infrastructure</p>	<p>The Municipality is working with the AAA and AEE to develop additional infrastructure that will benefit affordable housing developers.</p>

REDUCTION OF LEAD BASED PAINT HAZARDS

Title X of the 1992 Housing and Community Development Act established new requirements for Lead-Based Paint Hazard evaluation. 24 CFR Part 35, dated September 15, 1999, describes the requirements for notification, evaluation and reduction of lead-based paint hazards in federally owned residential property, and in housing receiving federal assistance. This new requirement has an effect on the four programs included in the Consolidated Plan, specifically on assisted units built before January 1, 1978. The Regulations establishes specific requirements for rehabilitation activities, tenant-based rental assistance, new construction by owners, project-based rental assistance, acquisition of units, and public housing. To comply with the regulation the Municipality is performing the visual assessment and requiring the lead paint assessment when needed.

Lead testing financing will be shared by the U.S. Department of Housing and Urban Development, the Section 8 Program, the municipal CDBG, ESG and HOME programs, and by the Municipality of Bayamón's funds. Families of children at risk will be referred to a medical facility, where a medical history will be compiled and a physical examination will be performed. Children will be referred to the laboratory of the Rio Piedras Medical Center, where blood samples will be taken and conveyed to Stateside labs for analysis. Children and adults determined to be lead-poisoned will be treated through the Medical Center.

It is the goal of the municipality of Bayamón to continue to assess and abate lead-based paint hazards. These activities will be intensified in order to continue the reduction of risks associated with lead-based paint under current housing rehabilitation programs and other assisted housing programs.

In the next five years, the Municipality will undertake several activities to integrate lead hazard evaluation and reduction activities into its existing housing programs. The primary focus will be on units built before January 1, 1978. These activities include education, inspections, and abatement of lead-paint hazards.

Prior to issuing rental housing assistance for properties constructed on or before January 1, 1978, the Municipality will inspect the units for deteriorated paint. Special attention will be given to units that will house children less than six years of age.

The municipal personnel from the Community Development Office, the Planning Office and the Housing Department, participate in education and training sessions for CDBG inspectors, sub-recipients and project contractors. They are required to seek lead-base-free paint certifications.

The Municipality while implementing its housing programs tracks risk areas and all homeowner or landlord complaints regarding potential lead based paints hazards on properties. Regarding housing constructed before January 1, 1978, that could be selected by a prospective homebuyer, the owner must submit a certification of non-existence of lead hazard, signed by a certified professional, in order to participate of the HOME Programs administered by the municipality. Housing stock in Bayamón with potential lead paint hazard can be estimated

around 34,834 (Consolidated Plan) homes. See [Exhibit 6](#) for documents related to policy implementation in Bayamón

As part of the Housing Quality Inspections the Housing Choice Voucher program undertake visual assessment to identify deteriorated paints. It is expected that during program year a total of 3,000 are performed.

REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES

The Municipality is committed to a holistic approach to reducing the number of impoverished households, and works closely with state, local and non-profit service providers, and adjacent local governments to provide opportunities for very low-income persons to obtain the education, skills, and motivation to achieve self-sufficiency.

Many low-income households in Bayamón are impoverished in the long-term. As has been demonstrated in this Plan, most impoverished households in the Municipality have housing problems. Solving these problems will improve physical living conditions for these households but will not change the households' income status. Effectively addressing the issue of poverty in Bayamón is a matter that transcends the scope of this Plan. Anti-poverty efforts require the coordinated action of all agencies cooperating on housing issues as well as agencies providing social services and agencies involved in economic development.

The anti-poverty strategy of the Municipality of Bayamón focus in the need to provide homeownership opportunities to bring up the self-esteem of the low-income person. The strategy contains elements to minimize the level of poverty providing technical education to the youth or displaced worker that looked forward to a better job and permanent housing bringing positive social consequences to the households of Bayamón, like emotional stability, personal independence and a better quality of life.

The Municipality of Bayamón is concerned about the number of households below the 80% of the medium income for the area. That is the reason that we are compromising public and private resources to leverage the investment to help low and very low income families to be self-sufficient.

The focus of said Anti-Poverty Strategy of the municipality of Bayamón, is to provide federal and state resources that will enable low-income people to evolve from poverty toward self-sufficiency. Within this primary focus, the following goals articulate the steps that will be taken to reduce the number of households below poverty level.

- Short and medium range goals- The municipal government, its divisions, offices, agencies, and instrumentalities will make every effort to:
 - create jobs and economic growth and break the dependency on welfare programs
 - design and offer additional affordable housing opportunities that serve as incentives toward achieving self-sufficiency
 - work closely with state agencies and local not-for-profit organizations to develop additional affordable rental housing and homeownership opportunities.

- review and revise welfare policies that are disincentives to individuals who are committed to becoming self-sufficient.
 - offer exemplary health care
 - provide day care and transportation support to assist low-income families in becoming self-sufficient
 - expand and improve the educational system and services
 - establish an environment that will enhance and promote the empowerment of economically disadvantaged families and individuals
 - improve the quality of life of low-income and extremely low-income communities
- Long-range goals
 - use education as a tool for economic, social, and physical development

To reduce the number of families living under the poverty level, and to enhance the quality of life of the overall population, the Municipality of Bayamón will procure the implementation of its Land Management and Zoning Plan and its recommended development vision and capital investment program. Coordination efforts with Commonwealth Agencies and Private entities will be continued to implement regional and local initiatives to increase job and training opportunities, and to strengthen urban infrastructure and other urban amenities.

The Municipality will also continue its effort to create jobs opportunities among low income persons through its Local Tax Exemption Initiatives, and will increase housing opportunities for such families and individuals trying get out of poverty condition.

In addition to these long-range initiatives, the Municipality will coordinate the provision of a variety of Social Services, such as Child Care and Head Start Programs, job training, housing programs (Section 8, ESG, HOME, CDBG), and new efforts such as Section 8 Welfare-to-Work Rental Vouchers Program and Section 8 Self Sufficiency Program.

The Municipality will also continue the coordination and provision of assistance to persons with special needs, through its Department of Family and Community Services and Office of Elderly Affairs, and to women victims of domestic violence through its Office of Women's Affairs, and coordination with Commonwealth agencies to implement Island-wide anti-poverty programs and initiatives.

The actions to reduce poverty during the 2006-2011 evolve around a continued strategy to provide, maintain and upgrade the housing stock and the creation of jobs for low and moderate –income persons. As it has strived to achieve throughout this Consolidated Plan, the Municipality will continue to provide affordable alternatives for adequate and safe housing, so that a substantial portion of participating family's income does not have to be used to cover its housing payment. On the other hand, the development of micro businesses, capital improvements and activities to boost the economy continue to be the catalysts for job creation. As anti-poverty strategies must include coordinated and effective efforts to ensure economic stability and satisfy basic needs, the range of activities funded for the program year is one that covers every angle of the issue. These include; economic assistance, utility assistance, housing rental assistance, orientation and counseling for homeless, youth, drug abusers and persons with physical disabilities. Some of the specific strategies planned for the year are:

- Continue provision of HOME Program economic assistance to low and moderate-income level families with down payment and closing expenses in the acquisition of a home, including homeownership under Section 8(y) of the Housing Choice Voucher Program.
- Continue the construction of new housing for persons of low and moderate income. Furthermore, this activity will continue generating employment opportunities pursuant to Section 3 of Title I of NAHA, as amended.
- Continue the provision of economic assistance to homeowners to rehabilitate or construct their housing units.
- Provide incentives to private investors for new construction in sectors with serious economic and social problems.
- Support the creation of non-profit organizations to encourage the participation of communities in the construction and rehabilitation of affordable housing by Community Housing Development Organizations (CHDOs).
- Promote the development of micro enterprises addressed to promote the economic development activities in sectors with economic disadvantage.
- Continue with the identification and support of neighborhood groups and non-profit organizations, which aim to create micro-businesses.
- The provision of education, health and recreational services to young persons and children, courses on arts and crafts, as well as tutoring, are offered after school hours through the Extended Hours program to students enrolled in the regular courses.
- Promote the development of the Urban Center and other dilapidated areas

With the purpose of achieving the proposed goals the Municipal Administration has assigned local and federal funds for different departments and municipal offices to provide a broad range of direct services to poor communities in Bayamón.

Among these departments and offices are the Department of Citizen's Affairs, the Head Start Program, Sports and Recreation, Department of Education, WIA Consortium, Section 8 Family Self Sufficiency Program and Municipal Police, among others.

Antipoverty strategies must include coordinated and effective efforts to ensure economic stability and satisfy basic needs. The range of activities funded for the next five years include economic assistance, utility and rent assistance, orientation, job training, counseling for very-low, low income persons/families, for the homeless, youth, drug abusers, elderly and person with disabilities.

As a matter of policy, Bayamón's Anti-Poverty Strategy authorizes that federal, state, and municipal funding is used to:

- provide a range of services and activities having measurable and potentially major impact on causes of poverty in the community, or in those areas of the community where poverty is a particularly acute problem (CDBG, ESG);
- Offer activities designed to assist low-income participants, including the elderly poor (CDBG, ESG);
- secure and retain meaningful employment for its citizens (CDBG);
- assist citizens in attaining an adequate education (CDBG);
- assist citizens in obtaining and maintaining adequate housing and securing a suitable living environment (HOME, CDBG);
- provide emergency assistance through loans or grants to meet immediate and urgent individual family needs, including the need for health services, nutritional food, housing or employment-related assistance (CDBG, ESG);
- remove obstacles and solve problems which block the achievement of self-sufficiency (CDBG);
- coordinate and establish linkages between governmental and other social service programs to assure the effective delivery of such services to low-income individuals (HOME, ESG, CDBG); and
- encourage the use of entities in the private sector of the community in efforts to ameliorate poverty in the community (HOME, ESG, CDBG).

The following table presents some of the activities that will be developed by the municipal agencies during Program Year 2008-2009 with funds other than HUD-CPD, following the policy of an Anti-poverty strategy that integrates the action of agencies providing social services and of agencies involved in economic development.

Objectives	Activities	Departments
Provide the population opportunities, to learn and participate in activities that disseminate cultural and historical information. Most activities are targeted to make arts accessible to low and mod income population.	<ul style="list-style-type: none"> • “Teatro Rodante” • Museum Program • Municipal Band and Symphonic Orchestra 	History and Culture Department
Develop and maintain municipal infrastructure for the benefit of the population of Bayamón.	<ul style="list-style-type: none"> • Construction of retention wall (gaviones) at Sans Souci Court • Design and Construction (D&C) to Pluvial System at Calle Ongay, Santa Cruz • D&C to Recreational Facilities at Urb. Valencia • D&C of Exercise Walkway at Urb. Versalles • Improvements to access and drainage construction at Reparto Rivera, Hato Tejas 	Department of Public Works

Objectives	Activities	Departments
	<ul style="list-style-type: none"> • D&C of Social Interest Housing at Sector Serrano, Guaraguao Arriba Ward • Improvements to channels at “Campo de Soccer Alturas de Flamboyán • Reconstruction of Camino Moncho Ortega, Barrio Buena Vista • Paving and curbs and construction of pluvial improvements and public Works at Camino Faustino Ortiga, Sabana, Buena Vista Ward • Construction of security fence at Urbanización Fronteras • Construction of security fence at Río Hondo III • Construction of “Rumble Barriers” at Ave. Río Bayamón • Construction of Recreational Facilities at Reparto Rivera, Hato Tejas • Reconstruction at Calle Orda, 9th Section, Sta. Juanita • Road Paving, curbs, and improvements Construction • Improvements to streets at the Urban Zone • Paving and Improvements to Ave. Lomas Verdes, Phase III • Construction of retention walls in different areas of the Urban Zone • Paving and Improvements to Andaluz Avenue, at Lomas Verdes 	
Provide a suitable environment and improve the quality of life of all citizens	<ul style="list-style-type: none"> • Reforestation and maintenance of public areas • Maintenance of public facilities • City clean up • Operation of the Paseo Lineal Río Bayamón 	Reforestation and Maintenance Department
Provide security services as to prevent criminal activity in the jurisdiction of Bayamón	<ul style="list-style-type: none"> • Patrolling (24 hour service) • Criminal Justice Information System • Educational Services to schools, public housing residents and the community in general. <p>Electronic Vigilance system</p>	Municipal Police

Objectives	Activities	Departments
<p>Provide pre-hospital medical services during urgent and emergency situations.</p> <p>Prevention education as to reduce health and emergency risks among the population of Bayamón.</p>	<ul style="list-style-type: none"> • Pre-Hospital Services; Transportation of patients, Community education, Continuous Education to health professionals; Emergency Response and Management • Programa Salud a tu Alcance – Diabetes education and Prevention Program; Weight management and Nutrition Services. 	<p>Department of Pre-Hospital Medicine and Disaster Management</p>
<p>Protect life and property of the residents of Bayamón</p>	<ul style="list-style-type: none"> • Road Assistance program • Tree cutting and Maintenance • Emergency Response Team • Volunteers Program • Water Distribution 	<p>Agency for Emergency and Disaster Management</p>

PUBLIC HOUSING

There are 21 public housing projects with 2,661 units in the Municipality of Bayamón. MJ Consulting, Inc is the contractor hired by the Public Housing Administration in 2002 to serve as the private administrator for 18 of these projects, administering 1,561 units. El Cortijo, Valencia and Campo Verde, begun their self-administration with their own Board of Directors on July 1st. 1995.

The transformation of the public housing system begun in 1992 when the Commonwealth of Puerto Rico signed a two phase agreement with HUD. The first phase provided for the privatization of the administration of the public housing projects and the second phase to municipalize the title of such projects. The second phase of the agreement has been in suspension since 1993. Act of Law granted title of the projects at the end of 1994 to the Public Housing Administration, created in 1991, as the successor of the former Housing and Urban Development Corporation (CRUV in Spanish).

The administrative responsibilities of the contractor include the maintenance and conservation of the public areas at the project, the collection of the contracted rent and counseling on empowerment to residents. The administrator is responsible of providing advisory and training to the residents in order for them to organize the Boards of Residents and in the near future be responsible of administering and operating their own housing facilities. State beaurocracy in too many times delays the services that residents in these projects need. The Municipality complements services offered by the contractor.

PUBLIC HOUSING IN BAYAMON

PROJECT NAME	UNITS	MANAGEMENT
Bella Vista Heights	100	G-Management
Brisas de Bayamón	300	G-Management
Campo Verde	75	Self administration
Caná	6	G-Management
Country Estates	1	G-Management
El Cortijo	35	Self administration
Jardines de Caparra	288	G-Management
José Celso Barbosa	230	G-Management
La Alegría Apartments	120	G-Management
La Alhambra	96	G-Management
Las Gardenias	164	G-Management
Los Dominicos	100	G-Management
Los Laureles	100	G-Management
Magnolia Gardens	104	G-Management
Miraflores II	4	G-Management
Miraflores III	6	G-Management
Rafael Torrech	200	G-Management
Santa Catalina	17	G-Management
Sierra Linda	200	G-Management
Valencia	35	Self administration
Virgilio Dávila	480	G-Management
Total units	2661	

Improvements to housing projects made by MJ Consulting, Inc in Bayamón have included the modernization, restoration, revitalization and rehabilitation of public housing. They have complied in every project with the assessment of Section 504, facilities for handicapped. As part of the modernization performed in Bayamón we can mention the public housings of El Cortijo, Valencia, Jardines de Caparra and Magnolia. Also Las Gardenias, Virgilio Dávila and lately Sierra Linda and Brisas de Bayamón.

The Puerto Rico Public Housing Administration submits an annual proposal to the Comprehensive Grant Program to improve the physical, operating and administrative facilities for the public housing projects island wide and to assure the affordability of housing to very low income families. The 2006-2007 to 2010-2011 Comprehensive Grant Program includes for Bayamón projects that will be subject to intervention ranging from development to comprehensive modernization, as follows:

Project	Programmed Investment
Bella Vista	\$3,260,000
Rafael Torrech	\$3,542,230
Santa Catalina	\$6,000,000
La Alhambra	\$3,840,000

The Top Tag Program empowers the public housing residents to be able to establish a Board of Residents at their community. These boards will be in charge of the administration and operation needed to support the public housing project and will focus on other community strategies that shall be improved.

In Bayamón there are seven housing projects enrolled in the Top Tag Program establishing the same number of boards of residents. Magnolia Gardens, Campo Verde, Virgilio Dávila, Gardenias and Bella Vista, Rafael Torrech and Jardines de Caparra are the projects for which training has been in place.

Economic development is fostered through community work done by the Drug Elimination Program, the Community and Child Development Program, the Drug Abuse Prevention Program, the Department of Health and the Department of Sports and Recreation of the Municipality of Bayamón. These are examples of resources allocated to improve the quality of life in housing projects. Coordinated initiatives follow the integration of marginal communities with other societal components.

The Public Housing Administration encourages the resident organizations to learn how to manage and administer their own projects so later they may purchase their own homes. This conversion is possible under Section 5 (h) of the 1937 United States Housing Act (the US Housing Act of 1937).

The Puerto Rico Public Housing Authority has proposed the demolition and disposition of the following Public Housing Projects:

- Rafael Torrech
- Los Laureles
- Bella Vista
- Brisas de Bayamón

The Mayor expressed a concern to the PRPHA regarding the final action of these projects. The Municipality does not support the demolition of projects that will reduce the number of available units for persons of very low income. During Program Year 2008 the Municipality will require that the PRPHA comply with all the terms of the regulation regarding the demolition and disposition of projects, and will participate in any citizen participation process to express its opinion.

In addition to the demolition/disposition of the above projects the PRPHA has proposed the conversion to homeownership of the following projects:

- Miraflores II
- Santa Catalina
- Miraflores III

The Municipality will support this any other related homeownership action that will transfer the Public Housing units to its residents.

PROGRAM SPECIFIC REQUIREMENTS

Program Income

The receipt and expenditure of the CDBG Program Income is recorded as part of the financial transaction of the grant program. It is used for eligible activities described in Section 105 of the Act.

The Municipality of Bayamón expects to receive Program Income regarding income generated from the activities at "Paseo Río Hondo", "Paseo Barbosa", "Teatro Oller", Planning Office Documentation. Program Income for the PY 2007-2008 is estimated not to exceed \$25,000.

Other Forms of Investment

The Municipal Government, when requested, will use such other forms of investment as described in 24 CFR 92 205 (b):

- Assistance to families or housing developers to reduce cost of units to make them affordable.

- Assistance to rental unit developers to make affordable units
- Low interest or no-interest loans to developers to reduce prices of housing units.

Amendments to the Annual Action plan will be conducted if needed.

Affirmative Marketing

The HOME Program requires all sub-recipients and grantees, to comply with the Fair Housing Act and related issues of affirmative marketing and equal opportunity.

A variety of actions are taken to meet these requirements, among them:

- Inclusion of provisions within each contract (service provider, sub-recipient, contractor, etc.) addressing the housing and equal opportunity responsibilities;
- Outreach efforts through meetings, and public hearings conducted or participated in by the Municipio de Bayamón program related agencies, designed to educate segments of the population which might otherwise be less informed regarding the availability of program funds and the requirements under the Fair Housing Act.
- Sub recipients will be oriented towards compliance on Fair Housing, Equal Opportunity and Affirmative Marketing. In some activities it will be required that an Affirmative Market Plan be submitted for the review and approval of the Municipality of Bayamón.
- Through monitoring activities (desk monitoring or site visits) affirmative marketing and fair housing compliance will be reviewed and recommendations will be made, as necessary.
- An equal opportunity logo will be placed in solicitations;
- Fair housing and equal opportunity divulgation material posted and available in areas where program deliveries take place;
- Using the internet as a tool for mass affirmative marketing
- A weekly TV show is used to market the Municipality housing programs and activities to the underserved.

The actions described are expected to provide for greater awareness and compliance with fair housing and related requirements. Experience has resulted in a more effective delivery of housing to a greater number of minority and lower income populations.

Developers and CHDO applying for HOME funds for assisted housing containing five or more housing units are advised of Affirmative Marketing requirements. As a condition of funding, a description of the project's affirmative marketing procedures must be submitted to and approved by the Municipality.

The projects funded previously have complied with all affirmative marketing requirements. Persons occupying the properties are persons with mental disabilities, and very low-income residents.

Minority Business (MBE) and Women Enterprise (WBE) Outreach

The municipality in order to include to the maximum extent possible, minority and women owned business in all contracting activities, implements an outreach program as follows:

- The Office of the Municipal Secretary maintains a list of qualified suppliers that includes minority and women owned business
- Local media is utilized to market and promote contract and business opportunities
- Records on the participation of MBEs and WBEs as contractors/subcontractors in all HUD-assisted program contracting activities, are maintained

STANDARDS AND PROCEDURES TO MONITOR COMPLIANCE

To assure compliance with national objectives, eligibility requirements and the citizen participation, the Municipality of Bayamón will develop monitoring activities related to Action Plan execution, on its three main stages: planning, implementation and performance evaluation (performance reports).

Regarding Planning, the Bayamón community is empowered through citizen participation in order to ensure public trust and to adequately address the needs to low and moderate-income persons and of the population with special needs.

The Planning and Federal Administration Office personnel review Plan Implementation through continuous remote monitoring on activities developed with HUD assistance. On a day-to-day basis, the monitoring process includes contacts with sub recipients with an emphasis on assistance for compliance and avoidance of trouble. On site monitoring will be conducted according to a planned monitoring strategy defined after risk analysis of activities. Monitoring activities will be developed according to HUD guidance provided through the published "Monitoring Desk Guide: Policies and Procedures for Program Oversight". The Municipality will use the checklist and procedures included in the CPD Monitoring Handbook 6509.2.

To ensure compliance with program requirements, HOME Program subrecipients and beneficiaries will be examined regarding project and organizational performance through periodical project visits during project development and through the affordability period. As stated on the agreements with the contractors, reporting requirements must be met, unit inspections and HQS reviews will take place for at least 15 to 20 % of the assisted units in each project, and corresponding to results, recommendations will be made as necessary. Follow up on recommendations will set the base for decisions regarding the possibility of comprehensive monitoring reviews.

In addition, long term monitoring will be conducted by the Municipal Office of the Internal Auditor through internal audits of federal activities, by examining data and records produced by the Planning and Federal Administration Office, and the municipal agencies that carry out the projects in the Consolidated Plan.

The Monitoring plan for program year 2008-2009 is included in [Exhibit 7](#)

Consolidated Plan Monitoring

The Municipality of Bayamón understands that monitoring the Consolidated Plan and the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met and that, where appropriate, information submitted to HUD is correct and complete. To ensure that the Municipality's CDBG, HOME, and ESG programs further Consolidated Plan goals, the Planning Office incorporates the Consolidated Plan's strategies, objectives, and activities into its monitoring work plan. The Municipality will measure its achievement of Consolidated Plan goals by the same standards used to evaluate all programs and activities.

The Planning Office will appraise its diverse operations and controls and determine whether: risks are identified and reduced; acceptable policies and procedures are followed; established standards are met; resources are used efficiently and economically; and ultimately, its objectives are achieved. The Municipality prepares documentation and reports as required by HUD, including the Consolidated Annual Performance and Evaluation Report (CAPER). Using a substantial citizen participation and consultation process, the CAPER describes each year's performance regarding Consolidated Plan strategies, objectives, actions, and projects. The principal tool to accomplish this are the performance measures system established by HUD and explained in another section of this document.

Timeliness Compliance

In order to guarantee compliance with timeliness requirements, a continuous watch on the timeliness rate is implemented, as well as keeping close track on drawdowns and payments performed using as tools the reports form IDIS and the bank account reports. In addition, regular meetings take place with divisions in charge of program execution allowing for better

Actions to ensure compliance with Housing Codes and Inspection Requirements

The review of activities that include a rehabilitation or construction component include an inspection of the "project" that was rehabilitated or constructed. The Municipality inspectors will inspect the project(s) to ensure that it was rehabilitated or constructed in accordance with state & local building codes and with the plans & specifications for the project. In the case of the housing units the inspector will verify that they comply with the applicable standards (HQS, Building Codes, Construction Standards, etc). understanding and coordination between offices, adequate record keeping, project documentation and development Other objectives achieved through these process are early fund reallocation and reduction of time lags between obligations and expenditures.

The following is a description of the responsibilities of each municipal component related to the implementation of projects assisted by HUD funds and compliance with regulations.

Municipal Agencies and Offices

The Planning and Federal Administration Office is responsible of the Action Plan planning process and its adequate implementation. The main goal is to guarantees compliance with the HUD's stated national objectives. Among its activities are:

- Perform adequate citizen participation activities according the adopted plan.
- Maintain and keep records and other documents regarding compliance with national objectives, citizen participation, activity eligibility and environmental assessment.
- Make amendments to the plan, as needed.
- Perform monitoring to agencies, sub-recipients and CHDOs, as per the executed contract with each organization,
- Process the fund obligation and all payments realized by the municipal agencies, regarding the Consolidated Plan.
- Process all data in the Integrated Disbursement and Information System for CDBG, HOME and ESG programs.

The Office of Territorial Plans and its Land Division, as ascribed to the Planning and Federal Administration Office, will perform activities related to the acquisition and relocation projects and land resource management.

Among municipal agencies that carry out activities of the Consolidated Plan and are responsible for project execution and record keeping are: the Department of Public Works, the Department of Sports and Recreation, the Housing Department, the Community Service Office, the Community Development Office and the designated CHDO.

The Department of Public Works and the Community Development Office will develop projects under the Public Infrastructure Program, among them, the construction of sports and recreational facilities; road paving, curb, and sidewalk construction and reconstruction. Both municipal agencies, will keep in file all procurement transactions regarding contract and purchase orders related to these activities. They will also certify project phase completion and recommend corresponding payments. The Planning and Federal Administration Office will process disbursement of grant funds.

The Department of Sports and Recreation will provide sports and recreation programs developed to benefit very low and low-income population. They will coordinate the activities that will help these communities develop skills to avoid anti-social behavior, learn to work in groups, learn sports and social communication skills. The Department will keep in file all records regarding such activities. The Planning and Federal Administration Office will process disbursement of grant funds.

The Department of Housing will implement the activities related to homeownership and the rehabilitation of housing, to very low-income families. Also the Department will provide counseling and assistance to families who are renters and wish to purchase their homes. The Department will keep in file all eligibility transaction related to these activities, in particular income eligibility, not to exceed 80% of the median income by family size for Bayamón. The Planning and Federal Administration Office will process disbursement of grant funds. In terms

of compliance with housing requirements, for example, housing codes, recapture and affordability regulations, the Bayamón Department of Housing maintains an active record of each case during the affordability period and will perform sample inspections of the assisted units in order to identify irregularities and require corrective actions when necessary. Also, the municipality has in place a written policy for complaint revision and formal appeal regarding projects developed with HUD funds.

The Community Service Office and the Program Nuevo Amanecer will be responsible for the implementation of the homeless prevention activities. Also they will serve as liaisons with services offered by the "Albergue Nuevo Comienzo" managed by Teen Challenge of Puerto Rico. These offices will keep on file the records regarding eligibility of participants and activities related to the homeless prevention program. The Planning and Federal Administration Office will process disbursement of grant funds.

The Office of the Internal Auditor will assist monitoring procedures for all the above activities and transactions.

Grantee Performance Report

The fourth Stage of the Monitoring process considers performance evidenced through data compilation presented through the Grantee Performance Report. The Report will be due ninety (90) days after termination of the grant on June 30, 2008 and will include output data from the Information Disbursement System (IDIS).

Use of Consultants In CPD Activities

The Municipality will use consultants to assist in the undertaking of CPD (CDBG, HOME, ESG programs) activities. Among the activities that will be undertaken by the consultants are the following:

- Studies,
- Analysis,
- Data gathering,
- Preparation of plans,
- Identification of actions that will implement plans,
- Community and Economic Development action identified in local plans and consistent with the CPD programs,
- Eligible actions identified in the "Guide to National Objectives & Eligible Activities for Entitlement Communities",
- Other eligible activities as defined by the director of the Housing and Community Development Department,
- Eligible activities identified in the CDBG, HOME and ESG regulations.

Consultants and contractors will be selected using a competitive process consistent with 24 CFR Part 85. In some instances the use of consultants will be governed by Employer-employee relationship or Independent contractor relationship as defined by 24 CFR 570.200(d).

Performance Measures

In September 2003, HUD issued CPD Notice 03-09 regarding performance measurement. In the notice, HUD strongly encouraged each CPD formula grantee, which includes Bayamón's HOME, CDBG, and ESG programs, to develop and use a performance measurement system. In addition, it described the need for HUD to begin to show the results of the federal dollars spent on the activities funded by the CDBG, HOME, and ESG programs. On June 10, 2005 HUD published the Notice of Draft Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs in the Federal Register. As described in the Federal Register, the proposed outcome performance measurement system should enable HUD to collect information on the outcomes of activities funded with CPD formula grant assistance and to aggregate that information at the national, state, and local level.

In preparation for the new system, Municipality of Bayamón staff has evaluated HUD's web cast on the proposed performance measurement system.

The Municipality anticipates that each project or activity funded by the HOME, CDBG, and ESG programs will fall under one of the three objectives, which relate back to the statutory purposes of the programs:

- **Creating a Suitable Living Environment:** In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issue in their living environment. It relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.
- **Providing Decent Housing:** The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG, HOME or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since they would be more appropriately reported under "Creating a Suitable Living Environment".
- **Creating Economic Opportunities:** This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

For each objective selected for a specific project, one of three outcome categories that best reflect what is expected to be achieved by funding that activity will be chosen. The three outcome categories are:

- **Improving Availability or Accessibility:** This out come category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to

- various services, housing units, or facilities) to low- and moderate-income people where they live. Note: Where a service or facility did not exist, the assistance provided results in “new” access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.
- Improving Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.
- Improving Sustainability: This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

In the context of HUD’s framework, sustainability is specifically tied to activities that are meant to ensure that a particular geographic area as a whole (neighborhood, downtown, etc) remains viable. It is targeted at supporting a specific physical location. Availability is related to making services, infrastructure, housing, or shelter available or accessible to individual residents/beneficiaries.

The three objectives are combined with the three outcome categories to come up with a matrix of nine outcome statements (see the Outcome Statement Matrix, following).

OUTCOME STATEMENT MATRIX			
	Outcome 1: Availability or Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective 1: Suitable Living Environment	Enhance Suitable Living Environment through Improved Accessibility	Enhance Suitable Living Environment through Improved or New Affordability	Enhance Suitable Living Environment through Improved or New Sustainability
Objective 2: Decent Housing	Create Decent Housing with Improved or New Availability	Create Decent Housing with Improved or New Affordability	Create Decent Housing With Improved or New Sustainability
Objective 3: Economic Opportunities	Provide Economic Opportunity through Improved or New Accessibility	Provide Economic Opportunity through Improved or New Affordability	Provide Economic Opportunity through Improved or New Sustainability

The Municipality prepared the following table that includes all of the CPD activities that will be undertaken during program year 2008-2009, the consolidated plan objective, IDIS performance measure objective, IDIS outcome, IDIS outcome statement and statement:

ACTIVITY	PROGRAM	CONSOLIDATED PLAN OBJECTIVE	EXPECTED ACCOMPLISHMENT	IDIS PERFORMANCE MEASURE OBJECTIVE	IDIS OUTCOME	IDIS OUTCOME STATEMENT
<i>Reforestación y Mejoras Urbanísticas en la Carr. #2</i>	CDBG	OCD 2.2 OCD 2.3 OCD 2.6	224,044 persons	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Community Center Program</i>	CDBG	OCD3.3	650 persons	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Sports and Recreational Program</i>	CDBG	OCD3.3 OCD 3.3	40,000 persons	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Payment of Section 108 loan</i>	CDBG	-	-	-	-	-
<i>Administration</i>	CDBG	OCD5.1	-			
<i>Delegation of funds to CHDO's</i>	HOME	H3	1 grant	<i>Decent Housing</i>	<i>Affordability</i>	<i>Affordability for the purpose of providing decent affordable housing</i>
<i>First Homebuyer</i>	HOME	H5	14 households	<i>Decent Housing</i>	<i>Affordability</i>	<i>Affordability for the purpose of providing decent affordable housing</i>
<i>New Construction in Cement</i>	HOME		10 housing units	<i>Decent Housing</i>	<i>Affordability</i>	<i>Affordability for the purpose of providing decent affordable housing</i>
<i>HOME Administrative Expenses</i>	HOME	OCD5.1	-			
<i>ESG Prevention Services</i>	ESG	HO5	30 persons	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Nuevo Amanecer Program (Essential Services)</i>	ESG	HO1 HO7	30 persons	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Nuevo Amanecer Program (Administrative Expenses)</i>	ESG	OCD5.1	-			
<i>Nuevo Amanecer Program (Operation Services)</i>	ESG	HO2	30 persons	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>

ACTIVITY	PROGRAM	CONSOLIDATED PLAN OBJECTIVE	EXPECTED ACCOMPLISHMENT	IDIS PERFORMANCE MEASURE OBJECTIVE	IDIS OUTCOME	IDIS OUTCOME STATEMENT
<i>Hogar Amparo (Operation Services)</i>	<i>ESG</i>	<i>H02</i>	<i>15 persons</i>	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Centro de Transformación Social Cristiano – Eliezer (Operation Services)</i>	<i>ESG</i>	<i>H07</i>	<i>25 persons</i>	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>
<i>Casa Misericordia, Inc. (Operation Services)</i>	<i>ESG</i>	<i>H07</i>	<i>40 persons</i>	<i>Suitable Living Environment</i>	<i>Availability/ Accessibility</i>	<i>Accessibility for the purpose of creating suitable living environments</i>

TABLES 3C

AUTONOMUOUS MUNICIPALITY OF BAYAMON

Action Plan for Housing and Community Development for Program Year 2008–2009

Certifications

AUTONOMUOUS MUNICIPALITY OF BAYAMON

Action Plan for Housing and Community Development for Program Year 2008–2009

Compliance with Puerto Rico Planning Board Executive Order 12372

AUTONOMUOUS MUNICIPALITY OF BAYAMON

Action Plan for Housing and Community Development for Program Year 2008–2009

Exhibit 1 –

Public hearing announcement and attendance lists

Exhibit 2 - .

Public hearing Invitations extended to community
leaders, neighborhood associations, non-profit
organizations and related government agencies
(sample letters)

Exhibit 3 –

Presentation used in public hearings

Exhibit 4 –

Public Notice on availability of the draft HUD 2008-2009 Plan

Exhibit 5 –
HOME Program Guidelines

Exhibit 6 –
Lead Base Paint Policy implementation in Bayamón

Exhibit 7-

Monitoring plan for program year 2008-2009