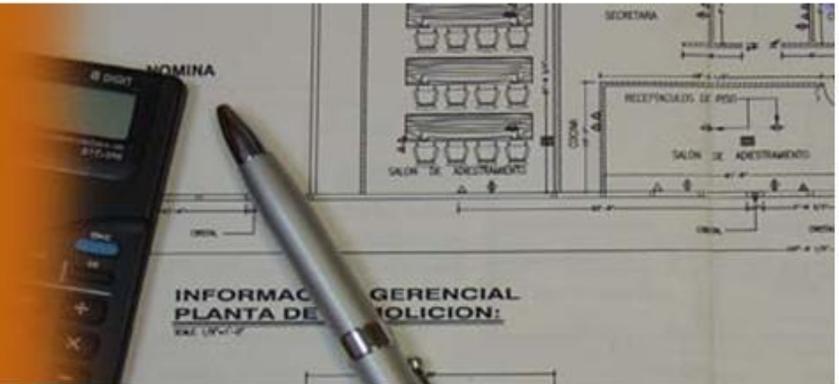


Consolidated Plan of Housing and Community Development 2006-2011



Ciudad de Bayamón



Municipality of Bayamón

Commonwealth of Puerto Rico

Hon. Ramón Luis Rivera-Cruz

Mayor

INTRODUCTION

Mission

The Municipality of Bayamón commits through its Consolidated Plan for Housing and Community Development with the national objectives established by the Department of Housing and Urban Development of providing families with very low, low and moderate incomes the opportunity of decent, secure and sanitary dwellings in adequate environments, and providing economic opportunities aimed at achieving a better quality of life.

The 2006-2007 to 2010-2011 Municipality of Bayamón Consolidated Plan (Plan) for Housing and Community Development is a comprehensive planning document which identifies the needs for housing, community, and economic development among its residents. As established by the US Department of Housing and Urban Development (HUD), through this document, the Municipality complies with the basic requirement of elaborating and adopting a Consolidated Plan in order to receive federal funds for the application and use of three formula grant programs:

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships (HOME) Program
- Emergency Shelter Grant (ESG) Program

The overall goal of the community planning and development programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. A principal 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.

Specific goals to be achieved through the use of funds allocated to the municipality, each year of the Consolidated Plan term are:

- To provide decent housing assisting homeless persons to obtain appropriate housing and assist persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost 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. Decent housing also includes 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; and providing housing affordable to low-income persons accessible to job opportunities.

- 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 or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.
- To expand economic opportunities for job creation and retention; establishment, stabilization and expansion of small businesses (including microenterprises); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; 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; and empowerment and self-sufficiency opportunities for low-income persons to reduce general poverty in federally assisted and public housing.

The consolidated submission requires the Municipality of Bayamón to state in one document its plan to pursue these goals for all the community planning and development programs, as well as for housing programs. The plan and the municipality's performance will be evaluated by HUD in terms of the progress towards the achievement of the goals established in this Plan.

The Consolidated Plan provides Bayamón with a planning document with fundamental on a participatory process, at all levels. It provides for compliance in the use of HUD's Community Planning and Development formula grants programs and represents the application for federal funds following a comprehensive strategy for national objective achievement. As well, it provides the framework for progress evaluation and performance measurement.

Strategies and recommendations were developed with public input and consultation from advisory groups, local community leaders, concerned citizens, nonprofit organizations, advocacy groups, the private sector, and representatives of state and federal agencies.

This Consolidated Plan contains the information required in 91.205 through 91.230 of Title 24 of the Code of Federal Regulations, and is submitted in accordance with instructions prescribed by the United States Department of Housing and Urban Development. This plan covers the 5-year period 2006-2007 to 2010-2011.

The Municipality of Bayamón Consolidated Plan Process is summarized as follow:

Needs Identification – Federal regulation requires public hearings on housing and community development needs and requires that these hearings take place before the proposed Plan is published for public comment. During this time information is collected from the general public and from public and private providers and other interested parties.

Plan Draft – HUD requires that the Grantee (Municipality) publish the proposed Plan for citizen comment. Announcement of the availability of the Plan Summary must be published in local newspapers, and completed copies must be made available to the public at libraries and government offices. The City must also provide a reasonable number of free copies of the Plan to citizens and groups that request it. The public has at least 30 days to review and provide written or oral comments on the proposed Plan. A summary of any comments or views offered, but not accepted, and the reasons for their rejection, must be included in the final Plan sent to HUD.

Final Consolidated Plan – The Final Consolidated Plan is due at HUD 45 days before the start of the program year (May 15).

Annual Performance Report – The Consolidated Annual Program Evaluation Report (CAPER) must be submitted to HUD within 90 days after the end of the program year (June 30). The document must be available to the public for review and comment on at least 15

days before the report is sent to HUD. The Municipality of Bayamón must consider citizen's comments and attach a summary of them to the CAPER when it is forwarded to HUD officials.

Amendments to the Consolidated Plan – the Consolidated Plan must be amended if there are any significant changes in scope or use of funds. If there is a substantial amendment, public review and comment is required. The Citizen Participation Plan defines what a substantial change is.

The Consolidated Plan arises from the process of citizen participation that promotes the participation of the citizens, specially that of persons of low and moderate income, facilitating the access to meetings, providing notifications for the assistance to these and different public forums, such as public hearings in accessible places to persons with physical impediments; access to information and technical assistance for the development of proposals under the Plan.

The Consolidated Plan is the result of a process of consultation and collaboration which has established a unified vision and mission for the actions required in the areas of housing, community and economic development and assistance to the homeless and people with special needs, among others.

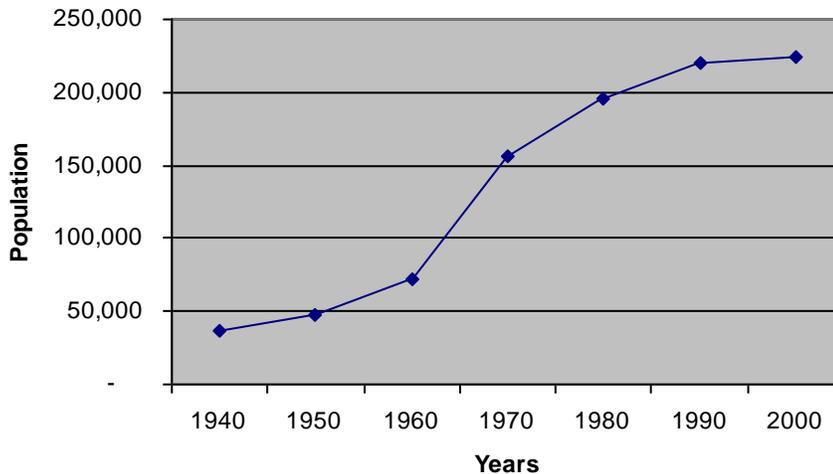
This process has given the municipality the opportunity to develop effective and coordinated strategies as a result of a clearer vision of the real needs and the available resources to satisfy these needs.

The administration is directing efforts to revitalize the economic base of the Municipality with the provision of an adequate infrastructure to stimulate economic development and the creation of new direct and indirect jobs so that the high percentage of unemployment can be reduced, principally among persons of very low, low and moderate incomes, so that said persons can achieve independence and self sufficiency.

COMMUNITY PROFILE

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 (SF3)(see exhibit 9) is 224,044 inhabitants, which compares to the data 220,262 inhabitants in 1990. Since 1970 the municipality has received migratory population from the center of the Island. The impact of migratory movements to Bayamón's territory has generated great pressure and demand for housing and community development.

Municipality	Population						
	1940	1950	1960	1970	1980	1990	2000
Bayamón	37,190	48,000	72,221	156,192	196,206	220,262	224,044
Carolina	24,046	29,224	40,923	107,643	165,954	177,806	186,076
Guaynabo	18,319	29,120	39,718	67,042	80,742	92,886	100,053
San Juan	237,537	224,767	451,658	463,242	434,849	437,745	434,374



Bayamón is located along the north coastal plain of Puerto Rico. It has territorial limits with, Cataño, Guaynabo, Aguas Buenas, Comerío, Naranjito, Toa Baja and Toa Alta. Its territory is 44.4 square miles and 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 great suburban area developed through hills of moderate height. In the year 2000 its consolidated urban and suburban area extends through 115 sq. km. The mountain area consists of an irregular spread of rural development, a result of spontaneous land use, which is being ordered by Territorial Plan initiatives.

Population increase, principally as a result of migratory movements towards San Juan during 1960, 1970 and 1980, were the stimuli necessary to expand the residential capacity as well as economic activity, mainly in the commercial and services sectors.

In the last three decades Bayamón has experienced a rapid transformation converting it into one of the most important cities in the Metropolitan Area, second in population, and with a leading edge economy always occupying one of the first three positions in terms of activity and employment in the economic sectors of service, commerce, manufacture, public administration, finance, banking and real estate.

Within the context of the San Juan Metropolitan Area, Bayamón is an active center, which provides a great variety of commerce and services and provides housing and employment to a great number of

people. It is adequately connected with the rest of the metropolitan area and to other regions, through the primary and secondary roads running west to east PR-2, PR-177, and PR-22; and south to north through, PR-167, PR-174 and PR-5. The Bayamón Center is the Western Terminus of the Urban Train and two other stations serve the area (Sta. Rosa and Jardines).

Although the Island economy has been affected by economic recession in the Mainland, Bayamón has been capable of maintaining a lower unemployment rate in comparison of that of the Island as a whole. Capital Investment has allowed a betterment of life quality city wide, and such can be experienced by residents and visitors by simple observation of the city, as well as evidenced through comparative 1990 and year 2000, income and social data provided by the US. Bureau of the Census.

Today the city is very diverse and has resources and amenities to suite all needs:

- State and local government offices
- Park and recreation facilities
- Educational facilities at all levels
- Historic buildings and cultural sites
- Roads and transportation systems
- Well-established residential communities
- Active commercial centers



DANCE CLASS – SCHOOL OF FINE ARTS



NEW HOME ASSISTED HOUSING



CHILDREN AT PLAY AT CIUDAD DEL NIÑO



OFFICE CENTER PASEO DEL PARQUE
(CAMPUS FOR THE METROPOLITAN UNIV.)

LEAD AGENCY

The Planning and Federal Administration Office of the Municipality of Bayamón is the leading municipal agency responsible for overseeing the process by which the Consolidated Plan was formulated.

This municipal office is responsible as well for the implementation, amendment, evaluation, and preparation of performance report of the Consolidated Plan and for the administration of the CDBG, HOME and ESG programs.

COORDINATION AND CONSULTATION WITH SOCIAL SERVICE AGENCIES AND OTHER ENTITIES

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 the Consolidated Plan 2006-2011 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;

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.

Various Social Service agencies were consulted as part of the needs identification process. These agencies offer supportive services to distinct populations, and thus were consulted in order to identify the needs of each population. The following is a list of those agencies and the information requested from each:

- The Puerto Rico Department of The Family was requested to identify needs for the homeless, the elderly, persons with disabilities, children, and other special populations. Also requested was data on lead-based paint, and to provide statistical data on these groups.
- The Puerto Rico Department of Health was requested to identify needs and to provide statistical data on the HIV/AIDS population, and lead-based paint poisoning.
- The Puerto Rico Department of Housing was requested to identify housing needs for families with low and moderate income, and information on housing units with lead-based paint.
- The Puerto Rico Public Housing Administration was requested to provide their strategies for identification of lead-based paint in public housing buildings, information on the future activities and strategies for the identification and eradication of lead-based paint, information regarding the needs for public housing, and the activities and programs included within the Comprehensive Grant Program.
- The Puerto Rico Department of Education was requested to identify educational needs or the population served by the Department.
- Commonwealth Administration of Mental Health Services and Drug Abuse Control ("ASSMCA" by the Spanish acronym) was requested to identify need assessment about homeless and drug abusers.

- G-Management Corporation, under contract with the Department of Housing, for all public housing projects located at Bayamón. Specifically an inventory was requested of public housing units, condition, lead base paint poisoning problems, implementation status of Section 504 of the Rehabilitation Act, and resident initiatives for all public projects under Private Management administration.

Not-for-profit organizations were consulted as well, since they provide support services to citizens. These organizations were consulted on the needs of the following populations: the homeless, persons with HIV/AIDS and their families, the elderly, women victims of domestic violence, users of drugs and alcohol, veterans, and persons with disabilities.

All agencies and organizations were requested to prioritize the needs of their specific serviced populations.

A Citizens' Participation Plan was implemented in accordance with Title I of the Housing and Community Development Act of 1974, as amended, and Title 24, Section 91.105, of the Code of Federal Regulations. Implementation of this Plan enabled the connection between the Municipality, for-profit and not-for-profit organizations, and individual citizens, deemed crucial to the development of an appropriate and successful Consolidated Plan.

To collect basic data on needs, letters were mailed and/or faxed to other government agencies, neighboring municipal governments, for-profit and not-for-profit organizations, and private concerns.

The Municipal Government posted a Notice of Public Hearing on the February 3, 2006, edition of El Vocero (a newspaper of Island-wide circulation), inviting the public to attend the public hearings **(Exhibit 1)**.

The first of these meetings was held on February 21, 2006 at the Carmen Delia Dipini Theater. The meeting began at 7:00 p.m. in compliance with the published agenda. The meeting was attended by 18 individuals. This was followed by a presentation of the Consolidated Plan process, including: objectives; description of the content of the Plan, the planning process and its integration; the community consultation process; identification of needs; design of strategies; and the Action Plan. Each of the Programs the municipality administers (CDBG, HOME and ESG) was explained to attendees in terms of its national objectives, and eligible activities.

The second public meeting was held on February 22, 2006 at the Urbanización Bella Vista Community Center. The meeting began at 7:00 p.m. in compliance with the published agenda. The meeting was attended by 5 individuals. This was followed by a presentation of the Consolidated Plan process, including: objectives; description of the content of the Plan, the planning process and its integration; the community consultation process; identification of needs; design of strategies; and the Action Plan. Each of the Programs the municipality administers (CDBG, HOME and ESG) was explained to attendees in terms of its national objectives, and eligible activities.

The Planning Committee held meetings to discuss and evaluate the needs that had been identified during the consultation process and to integrate the comments received. The results of this meeting led to the establishment of priorities and activities included in the Consolidated Plan and the Action Plan. These provided context for the evaluation of proposals and the selection of activities for the Action Plan 2006-2007.

The Municipal Government posted a Notice of Availability of the Draft Plan on the April 14, 2005 (**Exhibit 2**), inviting the public to comment on the document.

PUBLIC COMMENTS

The City received input from different individuals regarding the needs of the communities. Such comments were incorporated to the Consolidated Plan. **Exhibit 3** includes copies of the letters and requests from individuals, and **Exhibit 4** the letters addressed to consulted agencies, and entities.

EFFORTS MADE TO BROADEN PUBLIC PARTICIPATION

The purpose of the Citizen Participation Plan of the Municipality of Bayamón is to promote the participation of citizens in the preparation of the Consolidated Plan, including its implementation, substantial amendments and Annual Performance Report.

This has been achieved mainly through the notices in general circulation newspapers prior to the hearings, providing free transportation to the public hearings, holding them at convenient times and in

accessible places. Also, we used flyers distributed with the coordination of the municipal offices that are in direct contact with the low-income communities.

To stimulate participation during the meeting and for the planning process, the municipality presented a summary of achievements with HUD's program through the years, and in this context invited participants to comment and propose on possible activities to satisfy the identified needs of the population and to focus on the needs of low and moderate income residents.

In addition, the Municipality has widely discussed with the directors of municipal agencies the opportunities available through HUD programs and the requirements related to the use of HUD funds.

INSTITUTIONAL STRUCTURE

The 2006 Consolidated Plan and the Action Plan will develop 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 CHDO designated by the Municipality, the Bayamón Corporation for the Development of Housing (CDVB acronym following its name in Spanish). The CDVB seeks 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.

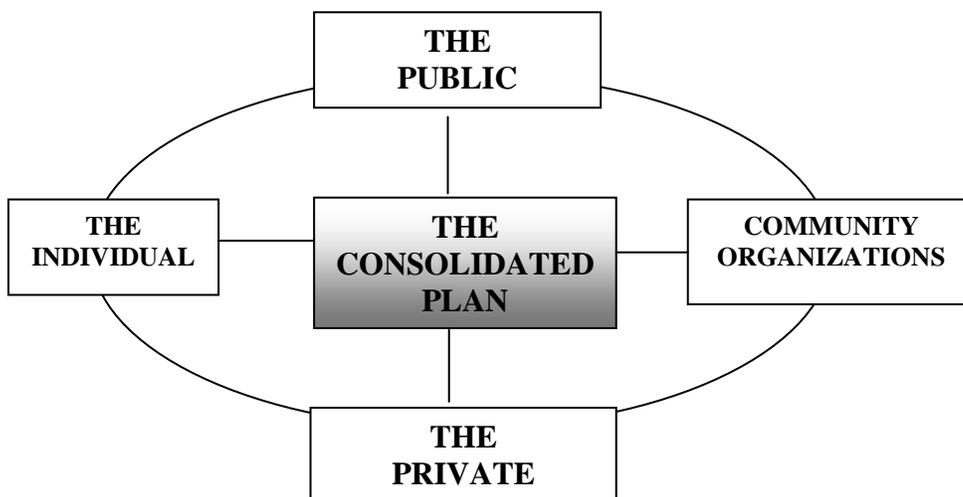
And finally, the most important component for the Plan elaboration and Implementation are the individuals, the private citizens, for whom all these resources are put together. Through formal and casual participation, individuals bring input regarding the needs and the advancement towards the stated goals.

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, 2006-2011**



The Consolidated Plan institutes goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, the City promotes the accomplishments of such goals to citizens in the Consolidated Annual Performance Report (CAPER).

The Consolidated Planning Process in Bayamón ensures:

- Clear and effective public leadership
- Performance based operation for all of the department's divisions and contracted sub-recipients, where goals and priorities equal accomplishments

- Partnering and collaboration of local government agencies, private organizations, and non-profits to increase leveraging potential
- Marketing the Municipality's assets and aggressively leveraging other financial support
- Work with developers to achieve acceptable environmental and energy efficient standards while not compromising the health and safety of the public
- A plan for the City which identifies gaps in the continuum of services and support projects which fill those gaps
- Community participation creates the framework for City officials to operate in partnership with community organizations, private businesses and citizens to bring about desired changes.

The Municipality will pursue Plan objectives in the forthcoming program year and Consolidated Plan timeframe in coordination with the local HUD Community Development Representative.

The priorities outlined in the strategic plan, represent the strategic goals, programs, and policies designed to address human development needs, economic need and housing needs of the community in the next five years. This plan is also inclusive of the homeless needs. The main goal is to synchronize the aforementioned into a single component aimed at reducing the number of poverty level families and individuals taking into consideration the many factors over which Community Development has no control (i.e. reduction in funding resources, funding shortfalls, inexperienced CHDOs or with poor performance, poor financial controls practices by subrecipients).

The cumulative efforts of this unified process will result in direct preservation and provision of housing. This is particularly true for those activities which preserve and produce housing units planned for low income families and individuals, collectively with the coordinated programs undertaken with other public agencies, service providers and private organizations. These efforts will incrementally assist in the reduction of number of poverty level families through the provision of housing and community services.

The mayor gap in the current delivery system is the budgetary constraint versus the complexity and magnitude of needs for housing and supportive services.

Interagency and external actions to be carried out during the next five years are as follows:

- Continue interaction of municipal offices towards the satisfaction of the identified needs.
- Implement a continued education program to assist municipal agencies and subrecipients in complying with program requirements.
- Coordinate with the Territorial Plan Office the discussion of issues that affect implementation of the Consolidated Plan.
- Offer technical assistance in the formation and establishment of non-profit organizations to carry out housing development and public services activities.
- Continue to coordinate projects and activities to support the continuum of care system with non-profit organizations and other public and private instructions.
- Provision of technical assistance to community based organization with interest in establishing projects to benefit low-mod income communities.

ORGANIZATIONAL RELATIONSHIP BETWEEN THE MUNICIPALITY AND PUBLIC HOUSING AGENCY

The organizational relationship between the Municipality and the Puerto Rico Public Housing Authority (PRPHA) is one of coordination and cooperation. The PRPHA operates independently from the Municipality of Bayamón with regards to day-to-day operation.

Public housing projects and housing units within the territory of Bayamón are administered by private management agent. The administrator is responsible for maintenance and conservation of public spaces at each project, collection of the contracted rent, and counseling and training of residents. The City provides multiple support services to the private managers including trash collection, cleaning services, security among others.

The City government has historically provided the majority of basic public services to residents of Public Housing. Most of the services are provided on the premises of public housing developments, or at least in locations immediately accessible to residents of public housing.

Residents

The majority of families living in public housing in Bayamón have extremely low incomes, and thus have no alternative to public housing. The private sector has not, and will not, be able to serve Bayamón's huge and growing housing needs for low-income families. This lack of decent, low-cost housing consigns hundreds of thousands to deplorable living conditions and crippling rents. Many blame the low-income residents for all of the problems facing public housing. The problems of public housing in Puerto Rico are largely the result of lack of adequate funding and, in some cases, of faulty State policies.

The greatest problem facing public housing is the feeling of powerlessness and alienation of residents toward the PHA, which is reflected against the apartments where they live. A principal cause of problems is the failure to provide residents with a meaningful degree of ownership, responsibility and control over the place in which they live. Power, responsibility, and control is in the hands of a governmental PHA that does not respond adequately to the resident needs .

People who rent market-rate housing have choices that are not available to residents of public housing. The management of private housing is accountable in the marketplace. On the one hand, if a private landlord allows physical or environmental conditions to deteriorate, tenants will move out. On the other hand, if tenants are not responsible, management can either evict them or not renew the lease. There is a balance of power that works to ensure that conditions remain well. There is mutual accountability because both parties have the power to act based on their own best interests.

Residents of public housing, however, do not have the choice of moving out if the landlord does a bad job. It is a fact of life that there is virtually no economically feasible housing alternative for public housing residents. Residents have no "power of the purse" to exercise. The balance of power of the private market is replaced by an imbalance of power in which the landlord is not accountable before the tenant. The tenant is thus reduced to a ward of the landlord. As a result, the traditional, balanced landlord-tenant relationship is not present in public housing. The resident of public housing is completely dependent on the PHA for shelter.

Relationships between public housing residents, community residents and management are often strained. The majorities of public housing developments for families are old, and is often in need of major and expensive modernization.

Few, if any, State funds go to support public housing, and this is funded almost exclusively by the Federal government. Recent funding cuts intended to achieve a balanced Federal budget have brought about a significant reduction in federal funding for public housing.

As Congress cuts funds needed to operate and maintain public housing, older projects are literally on the verge of falling apart. The need for comprehensive modernization is critical, yet with the low rents that the PRPHA collect from their low-income tenants, revenues are never sufficient to fund the rehabilitation.

The solutions to the Public Housing Problems lie in the active involvement of citizens and the local government. During the 2006-2007 to 2010-2011 term, Bayamón will work with the PRPHA to develop more affordable housing units and homeownership opportunities that will help to improve the quality of life of the residents.

HOUSING AND HOMELESS NEEDS ASSESSMENT

The purpose of this Housing and Homeless Needs Assessment is to provide an estimate of housing needs projected for 2011. Housing needs represent the human or "demand" side of the City's housing environment. Together with the following "Housing Market Analysis" section of the plan, a comprehensive analysis is put forth with the goal of guiding subsequent plans and policies. This Housing Needs Assessment begins with an analysis of affordability based on family incomes and an explanation of housing assistance, including eligibility criteria and the various housing programs available. The Needs Assessment then focuses on households in need of assistance and projections for the extremely low-income to moderate income population. Finally, specific housing problems, such as cost burden, substandard housing and overcrowding, are discussed.

The assessment is based on the 2000 U.S. Census data, The 2000 Comprehensive Housing Affordability Strategy CHAS Databook as provided by HUD, Puerto Rico Planning Board data, local studies and other reliable sources.

LOW TO MODERATE HOUSEHOLDS DEFINED

Affordability is defined as gross housing expenses less than or equal to 30 percent of a household's gross income. Four income levels are considered in this assessment, three of which need housing assistance: extremely low-income, low-income, moderate income and middle-income. The respective income levels as percent of area median are depicted on the tables below. The first table provides the Census 2000 low to moderate income limits for the San Juan MSA based on a four-person household, updated to reflect the HUD CDBG eligible areas for FY2006. The second table provides the 2006 HUD income limits for the San Juan Area.

MUNICIPALITY OF BAYAMON
 CONSOLIDATED PLAN OF HOUSING AND COMMUNITY DEVELOPMENT 2006-2007 TO 2010-2011

Low To Moderate Income Limits for San Juan MSA with		
Income Level	Area's Median Family Income (%)	Area's Median Family Income (%)
Extremely Low-Income	Below 30 Percent	\$9,475
Low-Income	Between 31 and 50 Percent	\$15,750
Moderate Income	Between 51 and 80 Percent	\$25,225

HUD HOME Adjusted Program Income Limits 2006: San Juan MSA			
	30% Median	Very Low Income	Low Income
1 Person	6,350	10,600	17,000
2 Persons	7,300	12,100	19,400
3 Persons	8,200	13,650	21,850
4 Persons	9,100	15,150	24,250
5 Persons	9,850	16,350	26,200
6 Persons	10,550	17,550	28,150
7 Persons	11,300	18,800	30,050
8 Persons	12,000	20,000	32,000

The 80 percent of median income figure is a traditional measure of eligibility for programmatic housing assistance. For example, all beneficiaries of the federal public housing programs, such as the Low-Income Housing Tax Credit and, in most cases, Section 8 Housing Vouchers, and federal HOME program must have incomes below this amount. It should be noted that low-income households are likely to have a large portion of their income taken up by housing costs. This limits these households' ability to afford other necessities.

Households with incomes above 80 percent, considered middle-income, do not qualify for housing assistance programs.

ESTIMATED HOUSING NEEDS 2006-2011

To determine the housing needs in the Municipality, a formula was used that considered occupied units without complete plumbing facilities, occupied units without complete kitchen facilities, data supplied by the Municipal Department of Housing and Community Development, and an assessment of housing units located in flood-prone areas.

The formula used is as follows:

$$HN00 = OUWCP + OUWKF + UFPA100$$

Where:

- HN05 = Housing Needs for 2006
- OUWCP = Occupied units without complete plumbing facilities
- OUWKF = Occupied units without complete kitchen facilities
- UFPA100 = Unit located in 100 year Flood Prone Areas

<i>Census Variable</i>	<i>Number of units</i>
Occupied units without complete plumbing facilities	1,294
Occupied units without complete kitchen facilities	424
Unit located in 100 year Flood Prone Areas 2005	3,875
<i>Total</i>	5,593

According to the formula, there is a need for 5,593 housing units.

It is understood that the estimate of the number of households of the Municipality of Bayamón will increase from the year 2006 to the year 2011 in approximately 4,720 households. These new households created in the period 2006 to 2011 in addition to the 5,759 households residing in inadequate housing in the year 2005, constitute for the calculation, the combination of the population in need of housing for 2011.

CATEGORIES OF PERSONS AFFECTED

This section presents an estimate of the families in need of housing for extremely low income, low income, moderate income, middle income, renters and owners, elderly persons, single persons, large families, persons with HIV/AIDS and their families, and persons with disabilities. Because of the homogeneous ethnicity of Puerto Ricans, racial data is not collected and thus has not been taken into consideration for the purposes of this Plan. Also identified in this section are the definitions of “standard condition” and “substandard condition but suitable for rehabilitation”. In order to provide for a better understanding of the data presented, these definitions are presented at the beginning, rather than at the end, of the section.

The Census Bureau categorized the housing conditions as Sound, Deteriorating, Dilapidated, and Inadequate Original Construction. These categories are defined as follows:

1. Sound: having no defects or only slight defects of a type normally corrected in the course of regular maintenance. These defects do not affect the weather tightness of the living quarters nor do they endanger the safety or health of the occupants.
2. Deteriorating: has intermediate defects that require fixing beyond the scope of routine maintenance. Intermediate defects indicate a need for fixing so that the rooms can continue to provide adequate protection.
3. Dilapidated: no longer provides safe and adequate shelter. It has one or more critical defects, such as broken or missing materials over a large area of the foundation, exterior walls, roof, floors, etc.
4. Inadequate Original Construction: unit is built largely of makeshift of scrap materials, or has no foundation with walls resting directly on the ground, or has a dirt floor. Also shacks, huts, sheds, tents, and similar buildings unsuitable for residential use, but used as a place of residence.

For the purposes of this Plan and in conformity with 24 CFR Part 91, Standard Condition is equivalent to units that sound; Substandard Condition but Suitable for Rehabilitation is equivalent to deteriorating and/or dilapidated and Substandard Condition is equivalent to inadequate original construction.

Needs and Characteristics of owner and renter households of extremely low-income, low-income, moderate-income, and middle-income families.

The following tables, based on the 2000 CHAS Data Book, shows the basic family composition of owner and renter households of extremely low-income, low-income, moderate-income, and middle-income families. In terms of owners the elderly are identified separately from “all other families”. For renter households, the households are divided into elderly, “small related” and “large related” families, and “all other families”.

Extremely low income households

Extremely low-income households have incomes at or below 30 percent of the area median. The CHAS data show that almost 18.85 percent of all households are in the extremely low-income category. Extremely low-income households represent 25.76 percent of households in need of housing assistance. Of the 613,875 extremely low-income households, 49.79 percent are renters and 51.21 percent are owners. The majority of the extremely low-income households are “small related” (two to four persons).

Low-Income

Low-income households have incomes between 30 and 50 percent of the area median. The CHAS data show that 13.404 percent of all households will be in the low-income category. Low-income households will represent 18.35 percent of households in need of housing assistance. Of the 9,866 low-income households, only 33.86 percent are renters and 66.14 percent are owners. The majority of low-income households are “small related” (two to four persons).

Moderate-Income

Moderate-income households have incomes between 50 and 80 percent of area median. The CHAS data show that 17.41% percent of all households are in the moderate-income category. Moderate-income households represent 20.87 percent of households in need of housing assistance. Of the

12,820 moderate-income households, 26.34.5 percent are renters and 73.66 percent are owners. The majority of moderate-income households are “small related”(two to four persons).

Middle-income

Middle-income households have incomes above 80 percent of the area median. The CHAS data show that 50.32% percent of all households are in the middle-income category. Middle-income households represent 16 percent of households in need of housing assistance. Of the 11,779 middle-income households, only 16.22 percent are renters and 83.78 percent are owners. The majority of middle-income households are “small related” (two to four persons).

Renters Characteristics all groups

As to renter households, most definitely the “large related” families stand out with 74% of the families with housing problems, followed by the small related with 45.2% and “elderly” with 39.4%. The Municipality shall promote rental housing rehabilitation programs to improve the housing condition of the renters.

Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters
1. Household Income <= 50% MFI	1,999	5,385	1,734	1,132	10,250
2. Household Income <=30% MFI	1,236	3,530	1,255	888	6,909
3. % with any housing problems	41.3	57.1	76.9	41.4	55.9
4. % Cost Burden >30%	37.8	46	40.6	38.7	42.6
5. % Cost Burden >50%	28.2	39.5	30.7	34.9	35.3
6. Household Income >30 to <=50% MFI	763	1,855	479	244	3,341
7. % with any housing problems	42.3	60.4	89.6	61.1	60.5
8. % Cost Burden >30%	37.9	47.2	43.6	61.1	45.6
9. % Cost Burden >50%	24.1	26.4	21.7	47.1	26.7
10. Household Income >50 to <=80% MFI	392	1,820	570	595	3,377
11.% with any housing problems	47.7	51.1	70.2	46.2	53.1
12.% Cost Burden >30%	43.1	35.2	32.5	42.9	37
13. % Cost Burden >50%	15.1	9.3	2.6	7.6	8.6
14. Household Income >80% MFI	398	3,825	713	1,075	6,011
15.% with any housing problems	19.6	24.2	61.4	18.1	27.2
16.% Cost Burden >30%	9.8	8.8	10.9	11.6	9.6
17. % Cost Burden >50%	0	0.9	0.6	0	0.6
18. Total Households	2,789	11,030	3,017	2,802	19,638
19. % with any housing problems	39.4	45.2	74	35.2	47.4
20. % Cost Burden >30	34.6	31.5	32.5	31.2	32.1
21. % Cost Burden >50	21.2	18.9	16.8	16.8	18.6

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In order to develop homeownership opportunities the city shall focus in two income groups the low income and the moderate income households. Each of these groups required different homeownership approaches due to differences in mortgage payment capability and credit profile.

Owners Characteristics all groups

As to owner occupied households, most definitely the “large related” families stand out with 61.2% of the families with housing problems, followed by “all others” with 48.5% and the “elderly” with 41.7%.

Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners
1. Household Income <= 50% MFI	5,483	5,119	1,578	1,311	13,491
2. Household Income <=30% MFI	2,934	2,429	710	893	6,966
3. % with any housing problems	66.3	73.4	82.4	57.4	69.3
4. % Cost Burden >30%	64.9	66.7	71.1	57	65.1
5. % Cost Burden >50%	50.3	56.6	58.5	49.8	53.3
6. Household Income >30 to <=50% MFI	2,549	2,690	868	418	6,525
7. % with any housing problems	54.5	67.8	78.2	65.3	63.8
8. % Cost Burden >30%	53.1	61.3	60.5	64.4	58.2
9. % Cost Burden >50%	38.8	44.4	39.2	46.4	41.7
10. Household Income >50 to <=80% MFI	3,115	4,329	1,199	800	9,443
11.% with any housing problems	41.3	59	76.2	61.9	55.6
12.% Cost Burden >30%	40.8	51	43.7	61.9	47.6
13. % Cost Burden >50%	23	24.7	14.2	39.4	24
14. Household Income >80% MFI	4,706	19,125	5,139	2,063	31,033
15.% with any housing problems	19.9	30.3	51.9	36	32.7
16.% Cost Burden >30%	19	18.8	14.4	35.6	19.2
17. % Cost Burden >50%	4	4.1	1.4	7.5	3.8
18. Total Households	13,304	28,573	7,916	4,174	53,967
19. % with any housing problems	41.7	41.8	61.2	48.5	45.2
20. % Cost Burden >30	40.7	31.7	29	48.1	34.8
21. % Cost Burden >50	25.3	15.5	12.6	26.6	18.3

Housing rehabilitation activities should be focuses of families with most need. Taking in consideration CHAS data all groups should be considered of high priority.

Needs and Characteristics of owner and renter households with impediments of extremely low-income, low-income, moderate-income, and middle-income families.

The following tables, based on the 2000 CHAS Data Book, shows the basic family composition of owner and renter households with impediments of extremely low-income, low-income, moderate-income, and middle-income families. CHAS data uses the following definitions for Mobility & Self-Care data:

- Extra Elderly: 1 or 2 Member households, either person 75 years or older
- Elderly: 1 or 2 Member Households, either person 62 to 74 years
- Mobility or Self Care Limitations: This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Renter Households with Disability

Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters
1. Household Income <=50% MFI	535	420	1,535	2,490
2. Household Income <=30% MFI	360	235	1,015	1,610
% with any housing problems	30.6	51.1	59.6	51.9
3. Household Income >30 to <=50% MFI	175	185	520	880
% with any housing problems	37.1	51.4	68.3	58.5
4. Household Income >50 to <=80% MFI	95	95	465	655
% with any housing problems	57.9	31.6	49.5	48.1
5. Household Income >80% MFI	80	70	565	715
% with any housing problems	18.8	28.6	37.2	34.3
6. Total Households	710	585	2,565	3,860
% with any housing problems	34.5	45.3	54.6	49.5

Owner Households with Disability

Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners
1. Household Income <=50% MFI	1,245	1,345	2,210	4,800
2. Household Income <=30% MFI	680	715	1,045	2,440
% with any housing problems	66.2	67.8	78.5	71.9
3. Household Income >30 to <=50% MFI	565	630	1,165	2,360
% with any housing problems	53.1	61.1	74.7	65.9
4. Household Income >50 to <=80% MFI	680	815	1,775	3,270
% with any housing problems	40.4	44.2	56.6	50.2
5. Household Income >80% MFI	635	889	5,125	6,649
% with any housing problems	14.2	21.3	36.4	32.2
6. Total Households	2,560	3,049	9,110	14,719
% with any housing problems	43.6	46.5	50.1	48.2

Extremely low income households with impediments

The CHAS data show that almost 21.79 percent of all households with impediments are in the extremely low-income category. Extremely low-income households with impediments and with housing problems represent 28.76 percent of households in need of housing assistance. Of the 4,050 extremely low-income households with impediments, 39.75 percent are renters and 60.25 percent are owners. The majority of the extremely low-income households are “all others”.

Low-Income households with impediments

The CHAS data show that 17.43 percent of all households with impediments will be in the low-income category. Low-income households with impediments and with housing problems represent 22.97 percent of households in need of housing assistance. Of the 3,240 low-income households with impediments, only 27.16 percent are renters and 72.84 percent are owners. The majority of low-income households with impediments are “all others”.

Moderate-Income with impediments

The CHAS data show that 21.11% percent of all households with impediments are in the moderate-income category. Moderate-income households with impediments and with housing problems represent 21.69 percent of households in need of housing assistance. Of the 3,925 moderate-income households with impediments, 16.68 percent are renters and 83.32 percent are owners. The majority of moderate-income households with impediments are “all others”.

Middle-income with impediments

The CHAS data show that 39.63% percent of all households with impediments are in the middle-income category. Middle-income households with impediments and with housing problems represent 26.47 percent of households in need of housing assistance. Of the 7,364 middle-income households, 9.7 percent are renters and 90.3 percent are owners. The majority of middle-income households are “all others”.

Cost Burden Households

Cost-burdened households are defined as those spending more than 30 percent of their household incomes on housing costs, including utilities. In 2000, 34.1 percent of all households were cost-burdened in the Municipality of Bayamón. A total of 25,099 households were spending more than 30 percent of their household incomes on housing. That proportion is estimated to remain constant to 2010 when over 26,703 households are predicted to be cost-burdened.

CHAS data shows that 74.8 percent of cost-burdened households are owners and 25.2 percents renters. The largest group are the “small related” with 12,532 households, followed by the “elderly” with 6,379, the “large related” with 3,276, and the “large related” with 2,881 households. In terms of household income, CHAS data show that 53.9% of the extremely low income households and the low income, and 44.8% of the moderate income are cost-burdened.

Severely Cost Burden Households

Severely cost-burdened households are defined as those spending more than 50 percent of their household incomes on housing costs, including utilities. In 2000, 18.4 percent of households were severely cost-burdened in Municipality. A total of 13,543 households were spending more than 50 percent of their household incomes on housing.

CHAS data shows that 72.92 percent of severely cost-burdened households are owners and 27.08 percents are renters. The largest group are the “small related” with 6,513 households, followed by the “elderly” with 3,957, “all others” with 1,581, and the “large related” with 1,504 households

Overcrowding

There is a significant amount of information that can be extracted from the 2000 census(SF3) concerning “crowding” (defined as housing units with 1.01 or more persons per room). While such variables as the presence or absence of plumbing and kitchen facilities give indication as to the physical condition of housing, crowding reflects both a physical dimension (i.e., the size of the household) and a social dimension. The nature of social relationships within a household, for example, are frequently a function of the amount of space that is available and how it is put to use. While the roots of causation can be debated, crowded, substandard, low-income households have a tendency to generate more negative behaviors or outcomes than those that are characterized by the opposite set of attributes.

In 2000, nearly 10,846 (or 13.64 percent) of the Municipality’s occupied-housing units were classified as “crowded”.

Crowded and Lacking Complete Plumbing

Crowded households lacking complete plumbing have the greatest needs. It can be concluded that most residents of these units are of lower income and, therefore, that the majority are below the poverty level.

In 2000 there were approximately 1,294 housing units that were both crowded and lacking complete plumbing.

Substandard housing conditions

Due to changes in the census tabulation for Puerto Rico it is impossible to determine the number of unit that are substandard based on the definition included in this section (the categories of sound, deteriorating, and dilapidated were eliminated for 2000). Although substandard housing specific data is not available we will assume that units with problems as defined by CHAS data are substandard. Taking in consideration that definition we can conclude that 33,711 housing units in the municipality are considered Substandard (inadequate).

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Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		<i>Unmet Need</i>	<i>MultiYrGoals</i>	Annual Goals
Renter	Small Related	0-30%	High	2,015	60	12
		31-50%	High	1,120	-	-
		51-80%	High	930	-	-
	Large Related	0-30%	High	965	1,375	275
		31-50%	High	429	-	-
		51-80%	High	400	-	-
	Elderly	0-30%	High	510	65	13
		31-50%	High	322	-	-
		51-80%	High	186	-	-
	All Other	0-30%	High	367	-	-
		31-50%	High	149	-	-
		51-80%	High	274	-	-
Owner	0-30%	High	4,826	850	170	
	31-50%	High	4,165	-	-	
	51-80%	High	495	-	-	
Special Needs		0-80%	High	500	-	-
Total Goals					2,350	470
Total 215 Goals					1,600	320
Total 215 Renter Goals					1,500	300
Total 215 Owner Goals					100	20

Although need priority is based on the analysis of data available other factors determine if the households will receive assistance. Among the factors that determine the receiving of assistance are:

Rehabilitation Programs	Homeownership Programs	Rental Programs
<ul style="list-style-type: none"> • Condition of the Units • Availability of Funds • Waiting list order • Urgent need 	<ul style="list-style-type: none"> • Income determination • Credit History • Waiting list order • Availability of units 	<ul style="list-style-type: none"> • Waiting list order • Preferences • Size of the households

Persons with HIV/AIDS

The HARS Report is the most recent report on the nature and extent of the HIV/AIDS population in the Bayamón SMSA. This document dated July 2005 includes the cumulative profile of cases and the statistics of the condition. The epidemiological profile reflected that the total cumulative cases of HIV/AIDS by July 2005 were of 555 cases.

Mortality reports indicate that since 1990, AIDS has become the leading cause of death for males and females ages 20 to over 49. The epidemic has affected men, women, and children of all ages. Of the cumulative total for Bayamón SMSA, a total of 555 adult cases were reported. Of this total 80% were men, and 20% were women.

Racial or ethnic group disadvantage

No racial or ethnic group has disproportionately greater need in comparison to the needs of the different categories as a whole. Thus no strategies have been developed to provide equal access based on racial or ethnic origin.

NEEDS OF THE HOMELESS

Nature and Extent of Homelessness and Summary of the Continuum of Care Process

In an effort to shed some light on the nature and extent of homelessness in the municipality of Bayamón, general information on homelessness in Puerto Rico has been included in this section.

The available data on homelessness in Puerto Rico from the 2000 census (SF3)(see exhibit 9) is very limited. In 1998, the Legislature of Puerto Rico created the “Commission for the Implementation of Public Policy Regarding Homeless Persons”, in an effort to bring homelessness to the forefront of the government’s list of priorities. The members of the Commission are from the:

- Department of Family
- ASSMCA
- Salvation Army
- Rehabilitated Homeless Persons
- Department of Education
- Department of Health
- Adult Services Program (ADFAN)
- Department of Work and Human Resources
- Department of Housing
- Dupont Pharmaceutical
- Department of Correction and Rehabilitation
- Fondita de Jesús
- Security and Public Protection Commission

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, provides a framework for the identification of needs addressed in the Consolidated and Annual Plan for Bayamón. The Commission and the Puerto Rico Department of the Family conducted a Point in Time Survey during 2005. This survey counted all homeless persons using shelters, motel vouchers, transitional housing, and rental assistance, as well as those people who were turned away from these resources on the same day. Among highlights of the findings of the survey:

- 374 persons were identified as homeless
- 150 are considered chronic homeless
- Approximately 87.5% of the homeless are individuals and 12.5% are families.
- 23.5% has a mental illness, 50.8% are substance abusers, 2.6% are veterans, 2.70% has HIV/AIDS, 7.90% are victims of domestic violence, 34% are located in shelters.

In Bayamón, the profile of the homeless individuals after the above mentioned survey resulted as follows: of 374 accounted, 310 were male and 64 female. Age group description of homeless individuals within this survey was as follows:

Age	
<i>Under 18</i>	3
19 - 25	72
26 - 32	96
33 - 39	97
40 - 46	47
47 - 52	26
53 - 58	15
59 - 65	10
<i>66 and over</i>	7

Need Of The Homeless

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.

Need 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. Women wanted more help to deal with domestic violence at 36%, and men wanted more drug abuse related help at 45%.

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 street residents homeless persons 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.

Characteristic and needs of extremely low-income and low-income individuals / families with children threatened by homelessness

An additional factor, in trying to understand the possible extent of homeless in the Municipality of Bayamón, is the amount of extremely low-income and low-income families that have cost burden, or a severe cost burden. The following table summarizes the numbers based on the 2000 census (SF3).

<i>Owner and Renters Cost Burden and Severe Cost Burden</i>	<i>Number of Households</i>
OWNER HOUSEHOLDS	
<i>With Cost Burden</i>	18,780
<i>With Severe Cost Burden</i>	9,875
RENTER-OCCUPIED HOUSING UNITS	
<i>With Cost Burden</i>	6,303
<i>With Severe Cost Burden</i>	3,652

The municipal government has decided to work together with the continuum of care strategy of the Coalition for the Homeless and the State. This decision is related to the understanding that to maximize the use of the municipal funds, the best alternative is to coordinate the provision of services with organizations that have the expertise and already provide the services, to the homeless population. It's recommendable to coordinate rather than provide new services duplicating and overlapping the existing initiatives. During the past two Supportive Housing Competitions Bayamón has presented projects for an HMIS and a permanent housing project that are part of the State proposal.

In addition, it is a fact that most of the population served by the local nonprofit organizations come from other municipalities of the Metropolitan Area of San Juan, thus an ample strategy is needed to address the diversity of the homeless population's needs. Based on the nature of homeless population, that tends to float from one municipality to another, probably, these organizations already serve the local homeless persons.

The size and needs of the homeless population in Bayamón requires a large number of resources. The addition of resources available to multiple organizations serving this population within a framework of effective coordination allows better opportunities to provide nutrition; shelter, counseling and medical services, and cover the related administrative costs. Specialized capabilities to work with this population are also needed and are satisfied in conjunction with neighborhood municipalities and the state government agencies.

The Municipal strategy to prevent low income families to become homeless consists in the provision of affordable housing opportunities, with current Section 8 vouchers, especially to prevent the homelessness of families with children; and to encourage non profit organizations to provide housing counseling services in their communities. The Municipality will also procure additional funding to

expand homeless prevention activities of the local continuum of care, by the coordination with mainstream programs and applying for additional competitive funds. Among the activities to increase housing opportunities for those families in risk of becoming homeless, the following measures are planned to be undertaken during the current year: 1) To increase regular Vouchers Program and Welfare to Work Vouchers through competitive applications. 2) To facilitate affordable housing development through CHDO's.

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.

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
<i>La Perla del Gran Precio</i>	*	*	*		
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 Comunales		*	*	*	
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		

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Organization	Shelter	Counseling	Supportive Services	Transitional Housing	Permanent Housing
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		
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		

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Organization	Shelter	Counseling	Supportive Services	Transitional Housing	Permanent Housing
Clinica Salud Mental Niños y Adolescentes Centro Médico			X		
Hospital Psiquiatria Dr. Ramón Fernandez Marina, RP			X		
Hospital Psiquiatria Forense RP			X		
Hospital Pavia Hato Rey			X		
Casa Protegida Jualia de Burgos					
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		
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 Continuum of Care plan 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 following tables summarize the needs of these two groups as they relate to supply.

**Table 1A
 Homeless and Special Needs Populations**

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap
Individuals			
Example	Emergency Shelter	100	40
Beds	Emergency Shelter	47	-
	Transitional Housing	443	-
	Permanent Supportive Housing	0	-
	Total	490	-
Persons in Families With Children			
Beds	Emergency Shelter	45	-
	Transitional Housing	0	-
	Permanent Supportive Housing	0	-
	Total	45	-

Continuum of Care: Homeless Population and Subpopulations Chart

	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
Part 1: Homeless Population	Emergency	Transitional		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	47	443	1,013	1,503
2. Homeless Families with Children	45	0	155	200
2a. Persons in Homeless Families with Children	-	-	-	-
Total (lines 1 + 2a)	92	443	1,168	1,703
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	80		20	32
2. Seriously Mentally Ill	10			
3. Chronic Substance Abuse	240			
4. Veterans	12			
5. Persons with HIV/AIDS	130			
6. Victims of Domestic Violence	10			
7. Youth	53			

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.

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
 (Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	<i>Homeless Objectives</i>			
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	2
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	1
HO4	Provide funding for the rehabilitation of housing units of low income families	Housing units rehabilitated	700	140

Funds reasonably expected

Three main sources of federal funds are available (CDBG,HOME, ESG), yet the ESG Program is highly variable in its fund allocation. Additional funding is pursued each year through competitive proposals to the Continuum of Care Program.

Other Population with special need

Elderly

The following section identifies the need of the elderly population.

Need identification for elderly persons

To own an adequate, secure and accessible home is the fundamental aspect of having an adequate retirement. Although most of the persons over 65 years of age in Bayamón (85%) own their homes, which are considered to be in good condition, it is necessary to offer mechanisms to adequately maintain these properties.

Usually retired persons find themselves with less income, and in a weakened physical and emotional condition. These combined factors place at risk the maintenance of their property and their quality of life. The different federal, state and municipal programs combined with the support of social services, have lead to the adequate response to needs of part of this sector of the population. Even so, due to the projected growth of the population of age 65 or more, it is necessary to define the specific needs and the strategies that may help confront what could become a difficult situation in the next millennium

The following analysis presents a basic statistical profile of the population of 65 years of age or more and the homes in which they reside. This document explores the complex relation that exists between individuals, housing and services offered. The first section of the document consists of an analysis of the basic indicators of supply and demand of housing.

In addition, demographic data is presented on age, gender, tenancy, income, and housing location preference. This data will allow us to identify the group's needs in a subsequent section of this document.

Within this section we have focused on the relation that exists between income, and housing quality and characteristics. For this we take into consideration the economic resources of persons of 65 years of age or more and the expenses related to their age. We have studied the dynamic between incapacity, mobility, and accessibility of the home as important issues when evaluating housing needs.

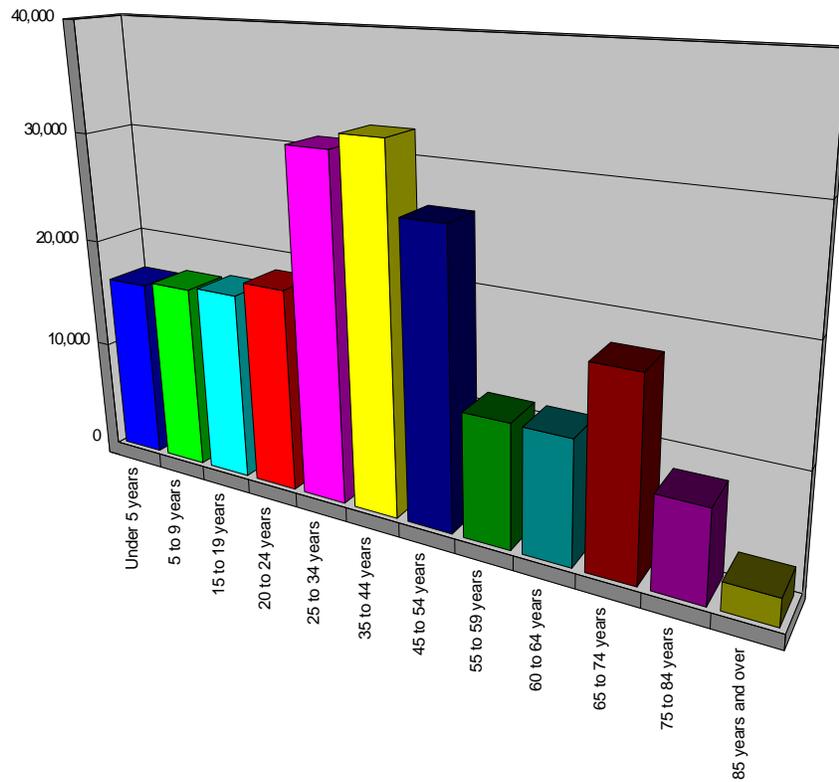
Finally, this section establishes the strategy and action plan that must be assumed in order to attend the urgent housing needs of elderly persons without losing sight of their dignity, independence, and the diversity of individuals that form part of this sector. The Plan lists the available resources and programs in order to offer integrated services that attend the needs of our elderly population.

Identification of Housing Needs

It is very difficult to obtain a unique profile of elderly persons since this sector is as diverse as any other of the Puerto Rican society. Thus, the programs cannot focus on specific services, but rather must be as varied as are the needs of the population. It is necessary to see the whole spectrum in order to determine the true needs.

The number of elderly people in Bayamón has increased considerably in the past years and it is expected to continue to grow. According to the last figures of the 2000 census (SF3), the group of 65 years of age or more was of 27,662 which represent a 12.34% of the total population.

Municipality of Bayamón



Population by Age

The majority of persons that reach the age of 65 or more were born during the great depression where birth rates were low. By the year 2010, there will be a radical increase since those born after WWII (Baby Boomers), will start to retire.

As the socio-economic level of a society increases so does the proportion of this growing sector. A high proportion of elderly people in a society indicate that its inhabitants exhibit low levels of fecundity and mortality. The life expectancy of an average Puerto Rican increased from 46 years in 1940 to 74 years in 1990. This index is one of the highest in the world.

Bayamón is at the top of the list with a high proportion of elderly persons over 75 years of age. The important aspect here is that physical and financial problems increase as does the age of the group.

The particular characteristics of this group are indicative of a greater functional dependence, an intensive use of social and health services, and more housing requirements in response to their needs.

According to the 2000 census(SF3), the number of women in Bayamón of 65 years of age or more is 15,858. This sector represents 13.58% of the total population of the aforementioned group. The disparity in the group is important, since the women are at a disadvantage when trying to acquire or maintain a home at this age. The problem gets worse since their income decreases as their expenses increase. This implies that the needs of elderly women are even greater as they age. Also the life expectancy of women is greater than that of men which implies a greater cost. Service strategies must be established that address this group.

The municipality of Bayamón has a total of 17,926 elderly households of which 84.8% are homeowners. A total of 6,379 elderly households are paying 30% or more of their income to maintain their home. This percent, according to federal standards, is inadequate.

In general, elderly persons are more stable than their children in terms of moving from one home to another. Residential mobility decreases throughout life. People between the ages of 65 and 85 are less willing to move.

Elderly persons are usually “over-housed” (the home has more rooms than the persons who live in them). The “over-housed” condition usually brings about maintenance problems that cannot be attended by the elderly inhabitants.

The income of elderly persons is one of the fundamental economical factors when searching for and maintaining a home. Elderly people have less income with which to satisfy the continual and ascendant costs of life such as: housing and medical expenses. In order to cover their obligations many elderly persons must sell part, if not all, of the assets that they acquired throughout their productive life. This includes their savings and non-financial assets.

The median income according to the 2000 census (SF3)for people of age 65 is \$14,963 annually. This amount is 19.1% higher than the Island average. A 1998 study by Harrison Consulting Group of

people of 65 years of age determined that the average annual income of an elderly person was of only \$9,257 and of a couple, \$15,096. The same study shows that the average rent paid by this group, including utilities, was of \$368.00 monthly. This amounts to a rental payment of 29% of the total income for couples and an alarming 48% for individuals. If we take into consideration the medical expenses and the nutritional needs, plus the rent paid, there is very little left over, if any, for our elderly persons.

Identified needs of the elderly population

Following the general tendency of the population throughout the island, the elderly segment is increasing. As a consequence, due to new family behavioral patterns for Puerto Rican families, these elderly citizens will not be a part of the family nucleus, as they are transferred to elderly centers for their care.

It is expected that during the 2006-2001 period there will be an increase in demand for elderly housing. In Bayamón there are 391 subsidized units dedicated to serve the elder persons. In addition “Ciudad Dorada”, developed by the Municipality of Bayamón is a housing project that provides service to 123 elders in which they can take care for themselves. Nevertheless, for some families, the cost of caring for the elder is high, imposing an economic strain on the family budget.

Many elders feel trapped by this situation and are threatened by the possibility of homelessness. This is a source of stress, anxiety and uneasiness. In many cases, the impact of the situation has been so strong that it has brought on health problems, and has become one of the principal causes of suicide among the elderly population. There is a need of housing and supportive services for the elder persons. In addition the following needs have been identified:

- Housing rehabilitation
- A woman has more needs when she reaches the age of 62 because she has less income and a greater tendency to live alone than men. For these reasons specific services must be offered.
- Accessible housing.
- It is necessary to offer recreational and support activities for elderly persons in the different communities.
- It is necessary to offer adequate and accessible housing.

- It is necessary to offer the elderly the alternative of re-training and employment.
- Housing units are needed that are located near transportation hubs, commercial zones, pharmacies, medical facilities, among others.
- Safer communities.
- It is necessary to improve the quality of rental housing.
- It is necessary to provide funds for rehabilitation of units for the elders.

Persons with Impediments

Persons with disabilities find two common obstacles on trying to identify, acquire and/or rent an affordable housing unit, these are: few mechanisms to identify affordable units and adequate rent subsidies to make existing units more accessible. Unfortunately, most of the existing housing units are not designed or equipped to meet the special needs of persons with disabilities. To further the situation, owners seldom invest to modify or upgrade their properties in order to meet the needs of a physically impaired person. In terms of new construction, all projects must comply with the American Disability Act and special housing units are being included for disabled persons. The key factor is to make sure that enough “accessible” units are on the market. This must be done through subsidies that will allow for extremely low-income, low-income, moderate-income, and middle-income persons/families with disabilities may acquire/rent the specially designed housing units.

Extremely low income households with impediments

The CHAS data show that almost 21.7 percent of all households with impediments are in the extremely low-income category. Extremely low-income households with impediments and with housing problems represent 13.95 percent of households in need of housing assistance. Of the 4,050 extremely low-income households with impediments, 40 percent are renters and 60 percent are owners. The majority of the extremely low-income households with impediments are “all others”.

Low-Income households with impediments

The CHAS data show that 17.43 percent of all households with impediments will be in the low-income category. Low-income households with impediments and with housing problems represent

11.14 percent of households in need of housing assistance. Of the 3,240 low-income households with impediments, only 27.16 percent are renters and 72.83 percent are owners. The majority of low-income households with impediments are “all others”.

Moderate-Income with impediments

The CHAS data show that 21.12% percent of all households with impediments are in the moderate-income category. Moderate-income households with impediments and with housing problems represent 10.52 percent of households in need of housing assistance. Of the 3,925 moderate-income households with impediments, 16.68 percent are renters and 83.31 percent are owners. The majority of moderate-income households with impediments are “all others”.

Middle-income with impediments

The CHAS data show that 39.63% percent of all households with impediments are in the middle-income category. Middle-income households with impediments and with housing problems represent 12.84 percent of households in need of housing assistance. Of the 3,004 middle-income households, 10 percent are renters and 90 percent are owners. The majority of middle-income households are “all others”.

Given the situation, there is an evident need to provide adequate housing and living situations for those that are physically impaired, including homeownership options where appropriate. Due to the correlation between low-income households, deteriorated physical condition of the units, and undersized living spaces, there is a clear need to make improvements to rental and owner units to accommodate physical disabilities. The most common obstacle to all of the characteristic demands of these families is the lack of income for those who are disabled. Subsidy and other types of assistance are essential. In addition middle income families with impediments are in need of non-federal subsidies to attend their needs.

Persons with alcohol and drug addiction

In 2004 the US Office of National Drug Control Policy identified Puerto Rico as point of entry of illicit cocaine and heroin trade between Latin America and the United States. In 1998 a household-based survey of Puerto Rican adults aged 15 to 64 years found that 5.6% of the population was in need of substance abuse treatment. Furthermore, between 2000 and 2003, Puerto Rico's drug-related homicide rate was 3 times the US average.

The population of persons with alcohol and drug addiction in Bayamón is diverse and presents multiple needs. This population is estimated to represent 12,446 persons including the homeless. In the homeless population, the predominant afflictions were related to drug and alcohol abuse.

There are not-for-profit organizations that provide services to persons with addiction to drugs and alcohol. Services provided include continuum of care, rehabilitation, and medical treatment, among others. In a review of ongoing drug abuse studies evaluating the interaction of social support systems with drug addiction among Puerto Ricans, the authors reported that involvement with religious institutions had a significant impact on the drug-using behaviors of Puerto Rican clientele. Despite their frequent lack of medication and clinical staff, faith-based ministries continue to thrive as a main option for drug addiction treatment and should be considered as an alternative by the Municipality.

Within the needs identified for this population are permanent housing and transitory shelter. The latter must include support services for continuum of care. Likewise, it is vitally important to provide orientation and counseling services in order to furnish families of addicts with the tools to support rehabilitation. Needs identified include the creation and implementation of rehabilitation through employment training programs and employment placement.

Persons with HIV/AIDS and their families

According to the Puerto Rico Department of Health's Statewide Coordinated Statement of Need of the HIV/AIDS population, approximately 460 (95 cases are assisted with section 8 funds) households are in need of supportive services. Within the municipality, there exist one supportive housing and

services facility for women with AIDS. In addition, many HIV/AIDS persons seek services at the local hospitals and of the area. Thus, it is difficult to estimate the exact number of HIV/AIDS persons affected within the municipality.

The State and Municipal Departments of Health covers many of the specific needs for this population. In addition, not-for-profit organizations provide services such as: housing, food services, social work, medical services to both sexes, services to women and their children, orientation and counseling, emotional therapy, referrals to mental and physical health professionals, vocational training, and continuum of care.

Victims of Domestic Violence

According to police records a total of 4,321 cases of domestic violence occurred during year 2005. Based on this number, an estimated 4,321 women are at risk of became homeless as a result of domestic violence. The following table describes the place of occurrence of domestic violence incidences:

<i>Place of occurrence</i>	Proportion
<i>Victim's home</i>	76.26%
<i>Public spaces</i>	4.30%
<i>Relative's home</i>	2.84%
<i>Work place</i>	0.19%
<i>Recreation areas</i>	0.48%
<i>Private residence</i>	0.17%
<i>Study center</i>	0.15%
<i>Yard</i>	0.10%
<i>Others</i>	14.81%
<i>Not specified</i>	0.71%

In recent years, increased attention has been focused on children who may be impacted by violence in the home, either as direct victims or as witnesses to domestic violence. Research shows that even when children are not the direct targets of violence in the home, they can be harmed by witnessing the

occurrence of such violence. The witnessing of domestic violence can be auditory, visual, or inferred, including cases in which the child witnesses the aftermath of violence, such as cuts, bruises, or broken limbs. Children who witness domestic violence can suffer severe emotional and developmental difficulties similar to children who are the direct victims of abuse.

Public Housing Residents

The purpose of the public housing needs assessment, as required by the U.S. Department of Housing and Urban Development (HUD), is to provide an estimate of the public housing need and detail a strategy on how the need will be addressed. It should be noted that the Municipality of Bayamón does not manage public housing units. The Puerto Rico Public Housing Authority and MJ Consulting, Inc are responsible for this function.

The following section describes the public housing inventory operated by PRPHA, the waiting lists for public housing, and a summary of the five-year plan for housing choice vouchers.

Public housing authorities primarily serve households at the extremely low income level. Nearly 93 percent of public housing units are occupied by households with average annual household incomes of \$3,200, that is, below 30 percent of the federal poverty level. Average monthly total tenant payment is \$67 per month, including utilities.

Social Security recipients, including both retirement and disability income recipients and persons with wages, make up the largest group served by public housing rental units. The group receiving Social Security benefits represents 27 percent of households residing in public housing. Wage-earning households make up 36 percent of public housing tenants.

Households with children represent the largest group served by public housing rental with 54 percent of the total number of public housing units. Elderly households without children and without disabilities make up 15 percent of public housing residents. Elderly households with a disability but without children make up 2 percent of public housing residents and nine percent of voucher-holding households. Female headed households make up 49 percent of public housing.

Bayamón has 2,523 public housing units distributed in 19 developments. Approximately 3.2% of the Municipality’s population resides in these public housing projects. “G-Management Corporation”, a private management agent, administers all of the units. The following table lists the public housing projects located in Bayamón:

Project	Housing Units
Rafael Torrech	200
Miraflores II	4
La Alhambra	96
Santa Catalina	17
Caná	6
Riverview	7
Country Estates	1
Sierra Linda	200
Jardines de Caparra	288
La Alegría Apartments	120
Los Laureles	100
Bella Vista	100
Virgilio Davila	480
José C. Barbosa	230
Magnolia Gardens	104
Brisas de Bayamón	300
Las Gardenias	164
Miraflores III	6
Los Dominicos	100
Total	2,523

The Municipality of Bayamón has been actively involved in the enrollment of seven housing projects for the Top Tag Program establishing the same number of boards of residents at Magnolia Gardens, Campo Verde, Virgilio Dávila, Gardenias and Bella Vista, Rafael Torrech and Jardines de Caparra. These are the projects for which training has been in effect. The Top Tag Program is directed to organize the community in resident councils or boards of residents; to promote economic development initiatives in a holistic approach including programs in the areas of health, education and job training; and homeownership. This strategy promotes the self-awareness of the public housing resident with the objective to become a self-sufficient individual.

Towards homeownership the Municipality of Bayamón encourages the resident organizations to learn how to manage and administer their own projects so they may later 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 Municipality has identified the following strategies to improve the living conditions of the public housing residents:

Strategy 1D: Promote substantial upgrading of the living environment for residents of Bayamón public housing, particularly family units.

Strategy 2D: Encourage the PRPHA to increase the number of affordable housing units available to extremely low-income households. Seek additional means of subsidizing very low-income households with rental assistance.

Strategy 3D: Encourage the PRPHA to increase the earning potential of extremely low-income households.

Strategy 4D: Strongly encourage the PRPHA to rehabilitate existing units and develop new units, which would be accessible to families, which include persons with disabilities.

Lead Based Paint Hazards

The issue of lead poisoning and lead's effects on health of the children of Puerto Rico has been recognized as a major problem. Harmful effect of lead poisoning in children, at the most serious levels, include coma, convulsions and even death. At lower levels, lead affects the central nervous system, kidneys and blood producing organs and results in decreased intelligence and behavioral problems. In addition, metabolic disturbances, diminished growth and gastrointestinal discomfort are caused by lead poisoning. Lead poisoning is the number one environmental hazard-affecting children in the United States.

To protect families from exposure to lead contained within paint, dust, and soil, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed the Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) to require the disclosure of known information on lead-based paint and lead-based hazards before the sale or rental of "target" housing built before 1978.

It is impossible to determine how many housing units contain lead paint in Bayamón. It is known that pre 1979 housing units are considered at risk of containing lead based paint. According to the 2000 census (SF3)(see exhibit 9) a total of 53,182 units are at risk in the Municipality of Bayamón.

To estimate Bayamón's potential lead based paint hazards we used a formula and methodology established by the U.S. Environmental Protection Agency. Although the numbers that follow are the worst-case scenarios it will help to identify and narrow the scope of the potential lead hazard over the next five years. The methodology included four major elements two of them addressed the magnitude of the potential problem and two addressed the potential severity by age and poverty status. For this document we will use only three of the elements because the data for estimate the fourth element is not available.

Number of housing units with possible lead based paint

This element considers the possible presence of lead based paint based on the age of the housing unit. The element provides a risk factor based on the age of the unit. Since older units is most likely to contains lead based paint the factor give more weight to those units constructed before 1940 and less weight to those constructed in the 1970's. The weight factors are as follow:

Number of housing units built before 1940 by .9 = Number of potential units with lead hazard

Number of housing units built 1940-1959 by .8 = Number of potential units with lead hazard

Number of housing units built 1960-1979 by .62 = Number of potential units with lead hazard

Number of children under seven

This element provides information about the potential population at risk.

Fraction of young children in poverty

These factors reflect the results of several studies that have correlated children in poverty with a high incidence of elevated blood levels.

Lead Based Hazards Estimates

Approximately 34,834 housing units has a potential risk of containing lead based paint, 3,152 children under the age of seven, and below the poverty level are potential risks to lead poisoning as of 2005.

<i>Estimated Units with Lead Based Paint Risk</i>			
<i>Year Built</i>	Housing Units	Factor	Potential Units with Lead
<i>Before 1940</i>	796	0.90	716
<i>1940-1959</i>	9,099	0.80	7,279
<i>1960-1979</i>	43,287	0.62	26,839
<i>Total</i>	53,182		34,834

<i>2000 Potential Children at Risk to Lead Poisoning</i>				
<i>Children under 7 years of age</i>	Children under 7/below poverty level	Factor	Potential Children at Risk	Hazard Risk %
<i>26,274</i>	3,152	1.0	3,152	12

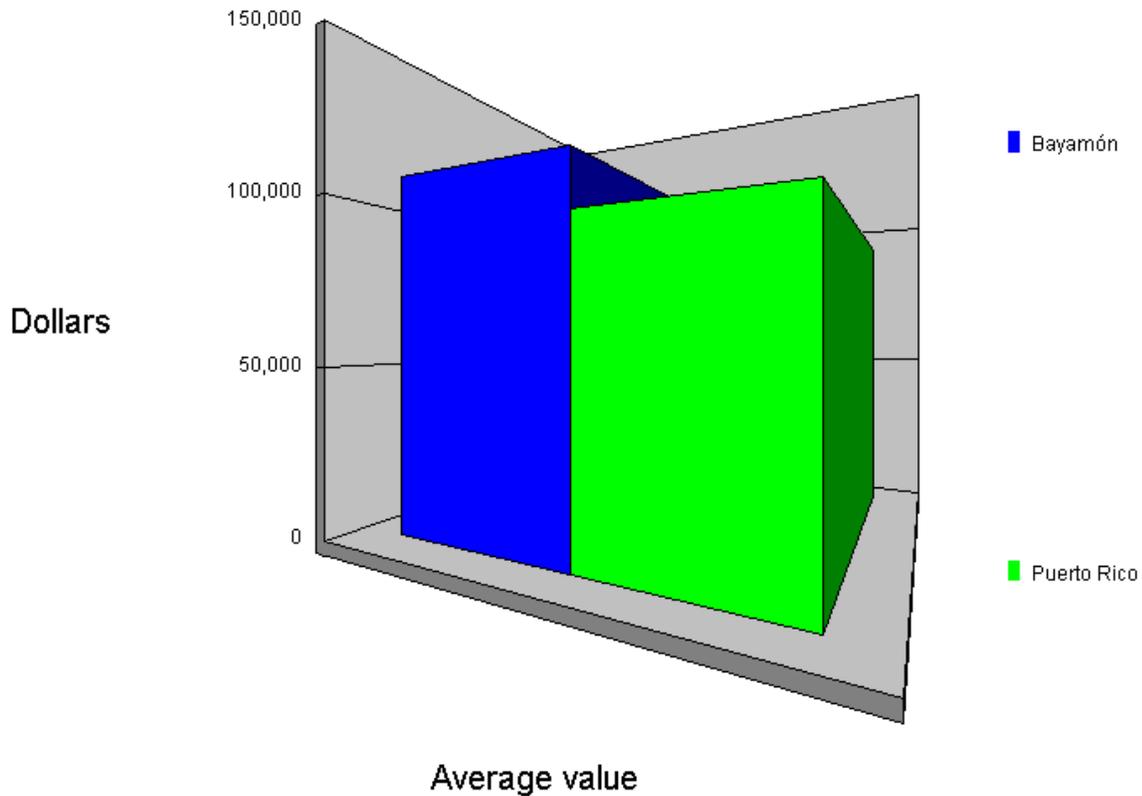
HOUSING MARKET ANALYSIS

Housing is a key component of the Consolidated Plan. Quality, affordable housing throughout the city is necessary to assure stable households, livable neighborhoods and a healthy economy. A variety of housing types is needed to meet the requirements of households of different sizes, ages and characteristics.

This section of the plan describes the city housing inventory and the availability of housing affordable housing for low and moderate-income households. The description of the local housing inventory includes private sector owner and renter housing, as well as public and assisted housing and housing for the homeless and for people with special needs.

Adequate housing and neighborhood are not, in any definitive perception, an issue of option for everyone in Puerto Rico. Housing alternatives are influenced by the same social values, patterns and policies that form the urban environment. Many confront a serious problem when facing basics such as where one eats, sleeps, and is sheltered. The average owned home value in Bayamón is higher than the average for the Island. Thus, in Bayamón a higher income is necessary to be able to afford a safe and affordable housing unit.

Owned Housing: Value and Costs



The classification of housing as “adequate” or “substandard” is comparatively subjective. Since the level of quality of much of our worst housing is far better than that which commonly exists in much of the world, the issue of housing condition is culturally variable. Nevertheless, housing characterized by structural defects, inadequate plumbing, sanitation, or lead paint easily digestible by children poses a threat to the health and safety of those who live in it.

By providing subsidized housing, the government attempts to alleviate the housing pressure that is felt most acutely by the poor. However, the reality is that public housing has never been very successful in Puerto Rico. Private home ownership, throughout our history, has been perceived as the backbone of ideal life and a balanced social order.

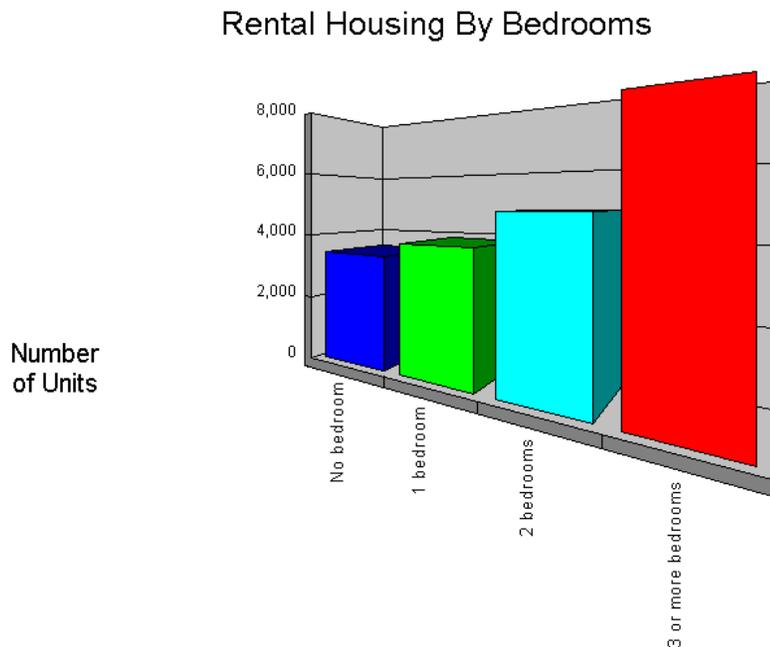
This situation has led to the approval of legislation and programs directed to home ownership through loan guarantees, direct subsidies and these funds. This has provided an alternative to public housing and has helped improve neighborhoods.

Not surprisingly, the problematical variety of housing is concentrated more among those who lack economic resources, groups subject to discrimination, and non-entitlement municipalities, in short, among people who have “the least social choice”. Census data clearly indicates a direct relationship between income, on the one side, and housing quality and the ability to acquire affordable housing, on the other.

Rental Housing

Approximately 25 percent of the Municipality’s occupied housing units for 2000 were “renter-occupied” compared to 24% in Puerto Rico. Rented-occupied housing units are concentrated in the urban area of the City.

The data obtained by number of bedrooms shows us the following; renter-occupied housing units are smaller than those, which are owner-occupied. Approximately 38 percent of all rental housing units were three bedrooms, while those that were owner-occupied reached 58%.



The average monthly gross rent in Bayamón is \$397 compared with \$332 (island average) and \$379 in the surrounding municipalities. We can assume that is more difficult to afford a rental housing unit in Bayamón than in the rest of the Island and the surrounding municipalities.

Needs of renter households in Bayamón include assistance with property maintenance and tenant advocacy, and relief from rent burden that affects the majority of low-income households.

Rental housing condition is generally good. It is important that tenants be advised of their rights with regard to housing repairs.

By far the greatest concern of local renters is rent burden. A top housing priority for the community is finding ways to lower rents (subsidy) and/or increase incomes (or subsidies) of low-income households. This analysis has documented large numbers of low-income renters who are cost-burdened. Cost-burden is particularly prevalent among very low-income renters, and affects all household types. Workable solutions to renters' high costs require multiple approaches. Additional affordable rental units are needed in the local market. Efforts should be considered to pursue additional funding for new public and/or affordable housing, rent assistance, and construction with set asides for low-income households. Another mechanism for increasing low-income units may be to offer density bonuses to investors setting aside a percentage of new units at rates affordable to extremely low-income households.

Budget counseling services are needed to help low-income households plan for housing and other basic living needs. A coordinated community effort is needed to increase the numbers of jobs in the community with wage and benefit levels sufficient to allow more low-income families to afford existing housing. A concerted effort by economic development, social service, job training, and educational agencies is needed.

Recent discussions with mortgage lenders suggests there is a need for counseling of prospective homeowners on subjects such as clearing debt, maintaining good credit, budgeting, and consistent bill payment. According to this survey data, a continuing need for education on methods for securing

financing and on understanding the responsibilities of homeownership is apparent. With increased education, more households could have the opportunity to be approved for financing and make homeownership a reality.

Persons with physical disabilities represent a large percentage of Bayamón's population. The vast majority of these residents do not require supportive services; rather they only need assistance with barriers to housing accessibility. More accessible/adaptable housing units are needed in Bayamón of all housing types. These units need to be integrated throughout the community to foster personal growth and to maximize housing choice. Contrary to popular belief, most persons with disabilities reside in families, many of whom are homeowners or seek to be. Accessibility of family housing is a particular problem in the community, as it is not generally government-regulated, thus new housing often is inaccessible.

Based on the existing data we can conclude the following:

There is ample demand for affordable rental housing at all levels

There is a need to improve the quality of rental housing

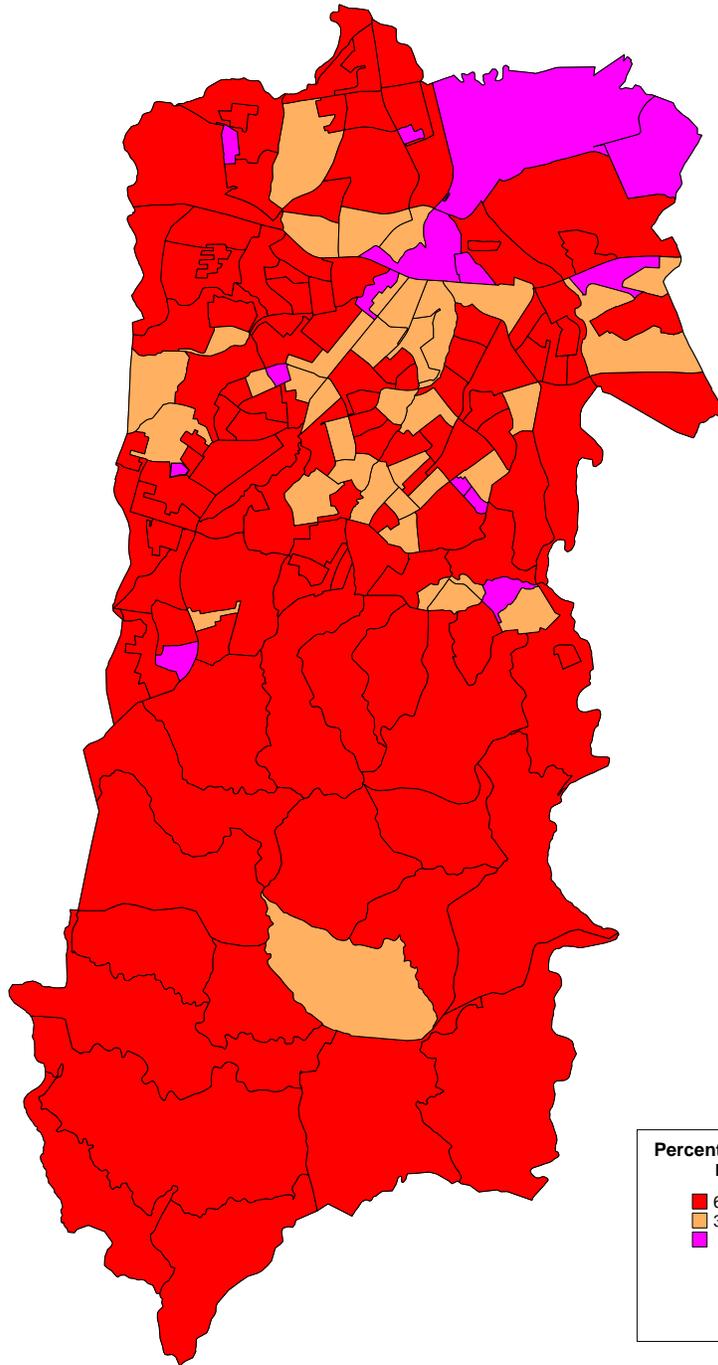
The demand exceed the offer of affordable housing units

There is a need to address cost burden in rental housing

Owner-Occupied Housing Units

The majority of the housing units in the municipality (68percent) are owner occupied this number contrast with the state (65%) and surrounding municipalities (69%).

Municipality of Bayamón Owner Housing Concentration



As the map demonstrates the homeownership rate is homogeneous among the city. The following table demonstrates the distribution of owner occupied housing units.

Owned Housing: Value and Costs	Number of Units	Percentage
Less than \$10,000	297	1%
\$10,000 to \$14,999	297	1%
\$15,000 to \$19,999	393	1%
\$20,000 to \$24,999	394	1%
\$25,000 to \$29,999	401	1%
\$30,000 to \$34,999	468	1%
\$35,000 to \$39,999	364	1%
\$40,000 to \$49,999	1,023	2%
\$50,000 to \$59,999	1,695	3%
\$60,000 to \$69,999	3,148	6%
\$70,000 to \$79,999	4,493	9%
\$80,000 to \$89,999	8,273	17%
\$90,000 to \$99,999	8,282	17%
\$100,000 to \$124,999	8,453	17%
\$125,000 to \$149,999	4,980	10%
\$150,000 to \$174,999	2,463	5%
\$175,000 to \$199,999	1,015	2%
\$200,000 to \$249,999	954	2%
\$250,000 to \$299,999	573	1%
\$300,000 to \$399,999	385	1%
\$400,000 to \$499,999	124	0%
\$500,000 to \$749,999	80	0%
\$750,000 to \$999,999	84	0%
\$1,000,000 or more	24	0%
Average value	\$106,332	

Bayamón homeowners are aging in place. Over 63% have lived in their houses for twenty or more years, and over 49% are age 55 and older. Only around 6% moved in within the last year.

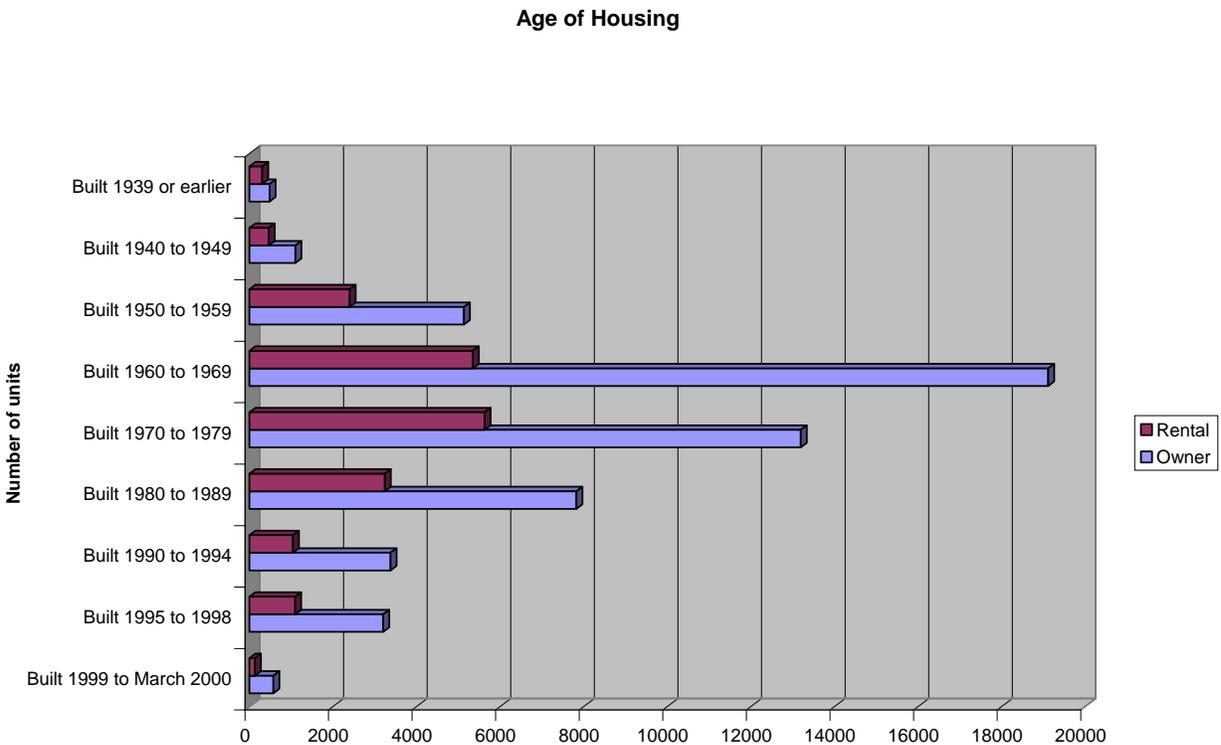
The preceding data suggests that housing priorities for homeowners should include assistance to very low-income homeowners in dealing with cost-burden, home maintenance, and programs designed to increase homeownership opportunities. Realistically, homebuyer efforts should be pursued for

households with income above 30 percent of median family income. Counseling and educational programs are needed for very low-income homeowners at risk of losing their homes due to cost-burden or condition. Home maintenance educational programs, particularly programs on energy conservation measures to reduce energy costs, would be helpful in reducing cost burden. In addition to general housing rehabilitation assistance, special attention to lead-based paint hazards is warranted. Education and training is needed regarding the treatment of lead-based paint hazards and testing for lead poisoning. Several strategies could be undertaken to increase the percentage of Bayamón households who own their homes. Counseling and educational programs are needed to help households access private financing for home purchase. The greatest impediment to homeownership among low-income households is lack of funds for downpayment and closing costs. Greater utilization of homebuyer assistance programs by financial institutions would facilitate homeownership. More dwelling units accessible to persons with disabilities, particularly family units, are needed. Due to the lack of infrastructure to support new housing construction accessibility of pre-existing homes is a major obstacle to homeownership for persons with disabilities.

The statistics indicate that among low-income homeowners, they show a high degree of cost burden, leaving little remaining money for home maintenance or related improvements. Housing rehabilitation program trends show that many low and moderate income families reside in older structures for mostly economic reasons. Old housing units are considered to have antiquated electrical and plumbing systems. When general home improvements are needed, often times the repair cost is beyond the financial ability of the resident, specifically, the disabled, elderly, large families, or other persons living on a fixed income. The inability of these individuals to afford essential repairs results in a dwelling under a continual state of decline. In addition to rehabilitation needs, units also need to be made more accessible for seniors or persons with disabilities. Retrofitting homes for better accessibility as seniors age in place is an increasing need. This need covers modifications to existing housing stock as well as new construction.

Age of Housing

Approximately 63,798 (87%) of the occupied housing units in Bayamón were built between 1960 and the 2000. A total of 9,099 (12%) were constructed between 1940 and 1960. About 796 housing units (1) percent of all housing units in the municipality were built prior to 1940. The older homes, particularly those built before 1940, are most likely to be characterized by varying degrees of deterioration. They are also more prone to pose health hazards related to the earlier, widespread use of lead-based paint.



Supply

In the 1990's the total housing stock was increased by approximately 9,440 units, reflecting an overall increase of 14.69 percent. By year 2000, the total housing stock in Bayamón had increased to a total of 73,693. Of the new housing units 24.16% were occupied by renters and the remaining by owners.

Demand

During the foregoing 10 years, demand for housing in Puerto Rico has reached record levels. This is due primarily to the following factors: a) natural population growth, b) a low interest rate, c) improvements in infrastructure, and d) public policies and laws which encourage the construction of social interest housing. Although this has been the trend in Puerto Rico Bayamón has not benefited from the boom due to the following factors:

- High Cost of land
- High cost of construction
- Availability of suitable land
- Lack of infrastructure
- Flood Zones

The main barriers for affordable housing in the Municipality of Bayamón are the high costs for housing development including land acquisition and the large percent of renters households in or below the 80% of the median income range.

Bayamón was massively sub-urbanized during the 1960s and 1970s, expending the land available in single family developments. This tendency caused a shortage of vacant land within the urbanized area and put a higher speculative market value on the rural land. Thus, this has increased dramatically first, the cost of land acquisition, and secondly, the costs of housing construction. As a result, new private housing projects are not affordable for persons under this income group.

Demand, which is high for all income levels, can be divided into three income groups: \$0-\$70,000 (out of market or in need of subsidy), \$70,000-150,000, and \$150,000+. The income limit for the out-of-market units is defined in the public policy established by the Puerto Rico Department of Housing and market conditions. The following table illustrates total demand by income group:

TOTAL HOUSING DEMAND BY INCOME GROUP			
Unit Price	Estimated Annual Demand	Estimated 5 years Demand	Percent of Total
\$50,000 - 70,000	165	823	17.42%
\$70,000 - 150,000	669	3,344	70.85
\$150,000 +	111	553	11.71%

There is a significant demand in the Bayamón housing market for affordable, entry-level housing (70k-150k). A considerable down payment is needed to make monthly mortgage payments affordable even in a time of lower interest rates. It can be difficult for low and moderate income buyers, even families with two incomes, to accumulate sufficient funds. Without assistance, these prospective buyers show little chance of ownership.

Housing Conditions

As previously stated, “Standard Condition” is equivalent to “sound”, “Substandard Condition but Suitable for Rehabilitation” is equivalent to “deteriorating” and/or “dilapidated”. “Substandard Condition” is equivalent to “inadequate original construction”.

The quantity of substandard housing units in Bayamón is difficult to determine. While the 2000 census (SF3)(see exhibit 9) of Population provides data regarding plumbing and kitchen facilities, data concerning structural conditions is negligible, and thus it becomes necessary to infer. Although substandard housing specific data is not available we will assume that units with problems as defined by CHAS data are substandard. Taking in consideration that definition we can conclude that 33,711 housing units in the municipality are considered Substandard (inadequate).

Housing units located in flood prone areas

Floods are local, short-lived events that can happen suddenly, sometimes with little or no warning. They are usually caused by intense storms, when the ground is saturated and no longer able to absorb rainwater, or when rain falls too fast to soak in. Flood can also occur when the ground is baked hard by summer sun. In any case, the result of these conditions is runoff; water then flows over the surface of the ground. When runoff is produced at a higher rate than an area can store or a stream can carry within its normal channel, a flood occurs. The "floodway" includes not only the channel of a river or other watercourse, but also the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodwaters can be extremely dangerous. The force of six inches of swiftly moving water can knock people off their feet. Flash floods usually result from intense storms dropping large amounts of rain within a brief period. They occur with little or no warning, and can reach full peak in only a few minutes. Flash flood waters move at very fast speeds, and can roll boulders, tear out trees, destroy buildings, and obliterate bridges. Walls of water can reach heights of 10 to 20 feet and generally are accompanied by a deadly cargo of debris. Cars can be easily swept away in just two feet of moving water.

The size, or magnitude, of a flood is described by a term called "recurrence interval". The two most widely used recurrence intervals are 100 years and 500 years. Although a 100-year flood is expected to happen only once in a century, there is a 1-percent chance that a flood of that size could happen during any year.

Communities particularly at risk are those located in low-lying areas, near water, or downstream from a dam. Coastal communities are vulnerable to extensive building damage due to wind forces and storm surges associated with hurricanes, which contain huge amounts of water released as the storm moves toward land. Additional structural damage is caused by the storm surge, wind-generated waves, flood-induced erosion, and flood-borne debris.

Floodplains are lands bordering rivers and streams that normally are dry, but are covered with water during floods. As the stream overflows, it deposits part of the sediment it has been carrying. This sediment includes alluvium, sand, silt, gravel and clay.

Construction and development of housing units on the floodplain results in the loss of pervious surface which in turn decreases the floodplain's natural functions and results in future area flooding. The loss of pervious surface upriver heightens the risk of area flooding downriver. Buildings and structures placed in the flood plains can not only be damaged by floods, but they can change the pattern of water flow and increase flooding and flood damage on adjacent property by blocking the flow of water and increasing the width, depth, or velocity of flood waters. Thus, ad-lib changes in land use, particularly to housing development, can cause the runoff to increase and intensify the magnitude of a flood.

For the purposes of this Plan, an estimate was reached by integrating the 2000 census (SF3)(see exhibit 9) Data with the Q3 Flood Maps (digital equivalent of FEMA's FIRM maps) into a Geographic Information System. Thus, the total number of housing units in the 100 year floodplain was identified, although the total population living in floodplains that are eligible for Consolidated Plan programs cannot be accurately described.

	<i>100 year flood area</i>
<i>Total Population</i>	32,714
<i>Total Housing Unit</i>	12,377
<i>Persons Below poverty level</i>	8,564

Housing stock available to serve persons with disabilities

According to the 2000 census (SF3), there were 18,579 households with persons with disabilities in the Municipality of Bayamón. It is difficult to identify units available to serve persons with disabilities. It is known that public housing units have been retrofitted to serve persons with disabilities(2,523 units). It is estimated that there is a gap of 16,056 housing units for persons with disabilities.

Housing stock available to serve persons with HIV/AIDS

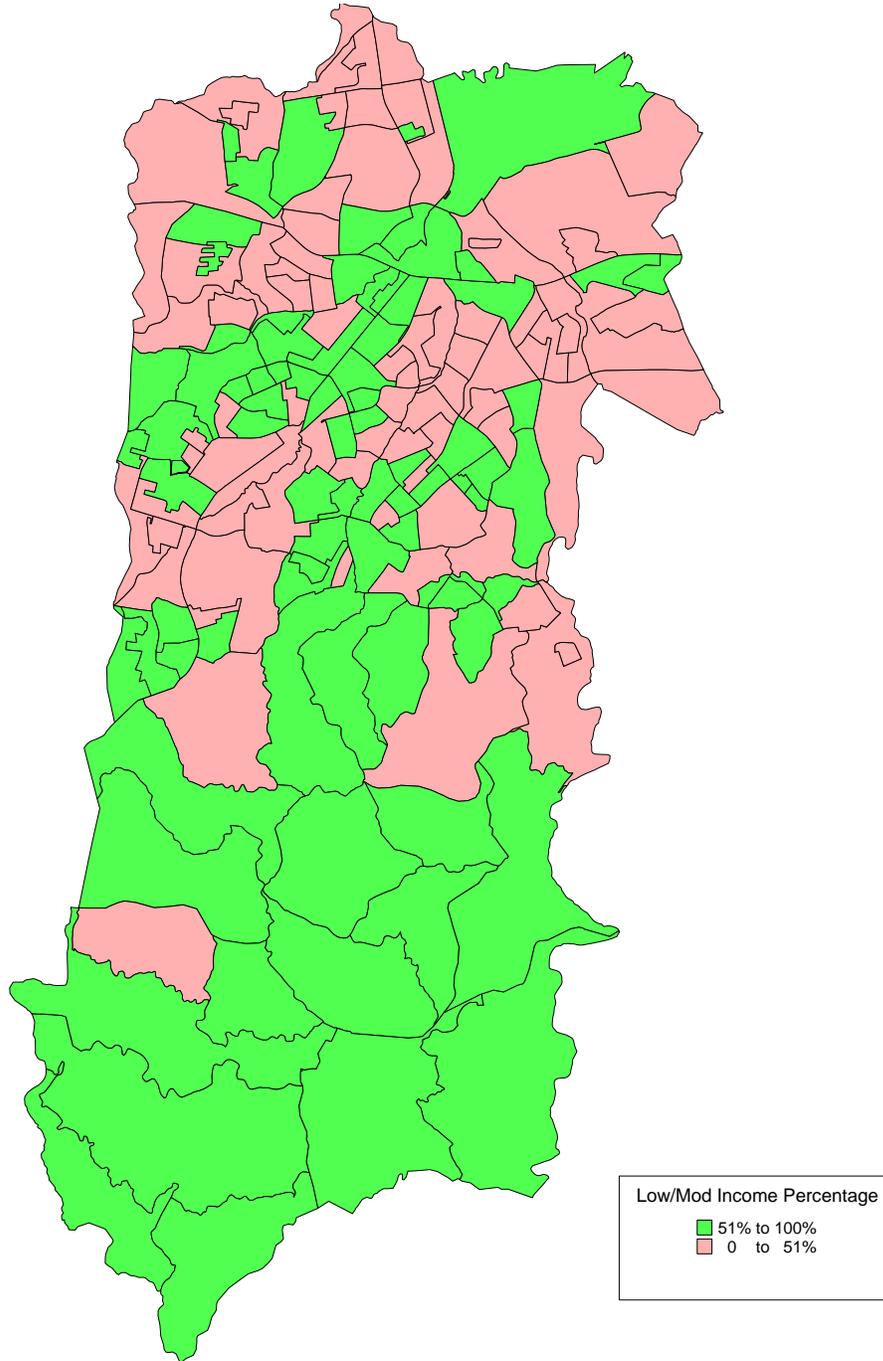
Since Puerto Rican Law requires accessibility of all rental units to persons with HIV/AIDS, it is assumed that all of the units available for rental are available to this group. To the high cost of medical care for this population, and the eventual work disability of these persons, it is imperative to offer mortgage and rental assistance to prevent homelessness or deterioration of the condition.

The estimated population for the Bayamón is 555 persons. The only two subsidies available for this population are the section 8 vouchers (95 families are assisted), which leave a gap of approximately 460 units.

Concentration of low-income population

For the purposes of this Plan, a “concentration of low income population” is an area where more than 51% of the population is below the low-income limit. The westernmost and the rural area in the south part are defined as areas low income concentration. The following map depicts the distribution of these areas.

Municipality of Bayamón Low Income Persons Concentration



Public Housing Units and their Condition

The Puerto Rico Public Housing and Urban Renewal System was organized in 1938 (PR Law 126 of May 6, 1938) to provide temporary housing for persons whose incomes were insufficient to obtain "decent, safe and sanitary dwellings" in the private market. Over time, the notion of "temporary" housing was lost, and generations of low-income families came to depend on this type of housing as a permanent way of life. Public housing degenerated and became "warehouses" for the poor, plagued by crime and welfare dependency.

The same Law that established the Public Housing system permitted the creation of local Public Housing Agencies (PHA). The Public Housing Agencies of the Cities of San Juan, Ponce and Mayagüez were created to operate public housing projects located within their limits. All other public housing projects were operated by the Puerto Rico Public Housing Agency.

The Puerto Rico Urban Renewal and Housing Corporation was created in 1957 to consolidate and reorganize the PHA's into a single agency. On June 10, 1972, the Government of Puerto Rico established the Department of Housing and attached the Corporation to it. The powers and faculties of the Board of Directors of the Corporation were transferred to the Secretary of Housing. The Puerto Rico Public Housing Administration was created in 1989 to create an efficient and flexible administration of public housing, and was placed under the direction of the Department of Housing as well.

In 1991 the Government of Puerto Rico dissolved the Puerto Rico Urban Renewal and Housing Corporation, and the faculties of its Public Housing Program were transferred to the Puerto Rico Public Housing Administration. The Administration is directed by the PHA Administrator, who is appointed by the Puerto Rico Secretary of Housing.

With approximately 10 percent of the Island's population living in public housing, the Puerto Rico Public Housing Administration is currently the second largest PHA in the Nation.

The PRPHA operates 327 projects scattered throughout 76 municipalities, with a total of 56,445 housing units. All projects are built of concrete, with construction dates ranging from 1941 to 1991.

The Federal government has financial responsibility for 100 percent of the apartments operated by PRPHA.

The purpose of the public housing needs assessment, as required by the U.S. Department of Housing and Urban Development (HUD), is to provide an estimate of the public housing need and detail a strategy on how the need will be addressed. It should be noted that the Municipality of Bayamón does not manage public housing units. The Puerto Rico Public Housing Authority and “G-Management Corporation”, are responsible for this function.

The following section describes the public housing inventory operated by PRPHA, the waiting lists for public housing, and a summary of the five-year plan for housing choice vouchers.

Public housing authorities primarily serve households at the extremely low income level. Nearly 93 percent of public housing units are occupied by households with average annual household incomes of \$3,200, that is, below 30 percent of the federal poverty level. Average monthly total tenant payment is \$67 per month, including utilities.

Social Security recipients, including both retirement and disability income recipients and persons with wages, make up the largest group served by public housing rental units. The group receiving Social Security benefits represents 27 percent of households residing in public housing. Wage-earning households make up 36 percent of public housing tenants.

Households with children represent the largest group served by public housing rental with 54 percent of the total number of public housing units. Elderly households without children and without disabilities make up 15 percent of public housing residents. Elderly households with a disability but without children make up 2 percent of public housing residents and nine percent of voucher-holding households. Female headed households make up 49 percent of public housing.

Approximately 65% of all households have been residing in Public Housing for more than 10 years. Seek additional means of subsidizing very low-income households with rental assistance.

Condition of the Public Housing Units

According to the Public Housing Administration all of the public housing projects are in sound condition.

None of the housing units are expected to be lost from the assisted housing inventory. No units are expected to be lost from HOPE VI projects.

The following are the section 8 projects expected to be lost during the 2006-2011 period:

Expiration Date	Contract Number	Project	Units
6/17/2006	800019201	SAN FERNANDO APTS	131
11/30/2007	800019097	ACCION SOCIAL EGIDA LOS CANTARES	100
1/5/2008	800019160	LOS LAURELES APTS	148
6/15/2008	800019072	CASA LINDA DEL SUR	199
7/4/2008	800019135	TORRE JESUS SANCHEZ ERAZO	100
9/14/2008	800019228	VALLE DEL SOL APARTMENTS	312
6/30/2009	800019250	VILLAS DE NAVARRA	168
8/31/2009	800019249	VILLAS DE MONTERREY APARTMENTS	276
9/14/2009	800019093	EGIDA DEL MEDICO	90
3/31/2010	800019128	JARDINES DE CAPARRA	198
5/14/2010	800019134	JEANNIE APARTMENTS	203
9/30/2010	800019142	LA HACIENDA HOUSING COOPERATIVE	125

A total of 2,050 section 8 project based units are expected to be lost during the five year period.

Homeless Facilities

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 located in the municipality of Bayamón:

Organization	Shelter	Counseling	Supporting Services	Transitional Housing	Permanent Housing
<i>La Perla del Gran Precio</i>	*	*	*		
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.	*	*	*		

The existing inventory of shelter facilities for the homeless in the Municipality of Bayamón includes emergency shelters, transitional housing and permanent housing for both homeless individuals and families.

Special Need Facilities And Services

This section describes, to the extent information is available, the facilities and services that assist persons who are not homeless, but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Victims of domestic violence

The Municipal Office Citizens affairs provides support services, makes referrals of abused women to shelters dedicated to this population, provide legal services and counseling among others. In addition the State and Municipal Departments of the Family provides primary services. Cases received by the Municipality are eventually referred to not-for-profit organizations which provide necessary support services such as: orientation, temporary and transitory shelter, mental health, child care, food services, transportation and escort to medical appointments, emotional therapy and psychological services, educational talks, and employment training. The Section 8 program provides admission preferences to abused women.

Persons with HIV/AIDS and their families

The Municipal Department of Housing provides rental assistance through the Section-8 Program to HIV/AIDS persons and their families.

Within the municipality, there are three supportive housing and services facilities for persons with AIDS. These facilities can attend the needs of 95 individuals at any given time. In addition, many HIV/AIDS persons seek services at the local hospitals and at those at the metropolitan area. Thus, it is difficult to estimate the exact number of HIV/AIDS persons affected within the municipality.

The Municipal Department of Health covers many of the specific needs for this population. In addition, not-for-profit organizations provide services such as: housing, food services, social work, medical services to both sexes, services to women and their children, orientation and counseling,

emotional therapy, referrals to mental and physical health professionals, vocational training, and continuum of care.

Persons with Disabilities

The Municipality makes referrals to state agencies that provide decent services adapted to the needs of persons with disabilities. These services are provided at specialized centers designed to serve this specific population. All services are provided by personnel trained to work with disabled persons.

The Municipal Department of Health offers physical and mental health services to persons with disabilities. In addition the Department of Health provide medical equipment, medication, medical treatment, accessible physical and mental health services, transportation to obtain services, employment training, employment opportunities, and rehabilitation and occupational therapy programs.

The Department of Housing provides housing adapted to the needs of persons with disabilities, ensuring that units are located in the vicinity of health and transportation centers.

Veterans

The Department of Veterans Affairs (VA) offers a wide variety of programs and services for the municipality's veterans. These services are provided by medical facilities and outreach centers, and include: mental and physical health, ambulatory medical treatment, hospitalization, medication, food services, rehabilitation, employment training, employment opportunities, and support services to improve family relations, economic assistance, and continuum of care, among others.

The Department of Housing provides housing to veterans. Units are located in the vicinity of health and transportation centers.

Abused Children

The Municipal Department of Education provides specialized services to meet the needs of abused children, to include: social orientation, tutoring, orientation and counseling to the child and family, and referral to the Department of Health in the case of conditions identified by docents.

Persons with addiction to drugs and alcohol

Most services aimed at this population are provided by not-for-profit centers and organizations. Services include: rehabilitation, temporary shelter, food services, personal cleanliness, emotional therapy, orientation and counseling, and prevention talks. Some facilities are specifically for women.

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.

The following is an overview of some of these public policy barriers:

1. Land use controls and zoning ordinances.

Land use versus cost of land. To create affordable housing, developers need to obtain land at the lowest possible cost. Those lands are normally located in rural areas which are normally dedicated to

agriculture or other rural-type uses. Thus, there is a shortage of lots available for the construction of affordable housing. The high cost of land in Bayamón does not permit the construction of social interest housing. The construction of social interest housing while simultaneously complying with land use controls and zoning ordinances is not attractive to developers.

2. Building codes and consultation processes

Burdensome State building permits requirements. The number of requirements, the cost of complying with such requirements, and the time necessary to complete the permitting process, causes an increase in project costs.

3. Fees and charges

Impact fees. State agencies require the payment of impact fees for connection to, and use of, the infrastructure. Among these agencies are the Puerto Rico Electric Power Authority, the Puerto Rico Water Company, and the Highway and Transportation Authority.

Increment interest rates. The increment in interest rates during the past year has increased the cost of creating and affording a housing unit.

Minimum salary requirements. The increase in the federal minimum salary has increased the cost of construction.

4. Policies that affect the return on residential investment

Increasing cost of construction materials. Because Puerto Rico is an island, many construction materials must be imported. Transportation costs and imports duties increase the cost of these materials.

Lack of infrastructure. The lack of appropriate infrastructure prevents the construction of housing in many parts of the Island. In addition, when developers are willing to build infrastructures, the requirements set forth by many government agencies discourage such development.

5. Other barriers

The housing market does not offer incentives for the construction of social-interest housing. The cost/benefit of construction of social-interest projects compares negatively with that for the construction of high-income housing (same effort-meager benefits).

Lack of experience of developers. The lack of experience and knowledge regarding governmental procedures on the part of many new developers, both individuals, corporations, and not-for-profit organizations, cause undue delays in the permitting and construction processes.

Lack of experience of real estate agents in the social housing market. A substantial number of real estate agents lack a thorough understanding of social housing programs. This results in the disqualification of many applicants that would have otherwise qualified.

The preceding paragraphs outline a number of policy-type barriers to the provision of affordable housing in Bayamón. Most of these barriers are not new; they are seemingly a way of life for many low and moderate income households in Puerto Rico who are striving to rent a nicer apartment or trying to afford that first home. These institutional barriers are a mixture of Federal, State and local policies, laws or customs. Whether or not these local rules are excessive, exclusionary, discriminatory or duplicative is a subjective analytical question. There are a great many Puerto Ricans who are affected by these affordable housing barriers in any case. The strategies to be undertaken to address these negative effects are found in the Strategic Plan.

STRATEGIC PLAN

General

This section indicates the general priorities for allocating investment in Bayamón and among priority needs. It also identifies any obstacles to meeting underserved needs, summarizes the priorities and specific objectives, and describes how the proposed activities will address identified needs. The proposed accomplishments, in quantitative terms over a specific time period, are identified for each specific objective.

Basis for assigning relative priority for all categories

Relative priorities were determined based on needs identified by the Municipality through consultation with social service agencies, housing agencies, central government, not-for-profit organizations, for-profit organizations, and the general public. Other sources of information were the U.S. Census Data, private data, and the Housing Market Analysis, which were used for the determination of needs and the establishment of priorities.

As stated in the demographic analysis of the population and the corresponding housing and non-housing needs section, there is a huge job to address even a portion of those needs. The Consolidated Plan program administrators are planning to implement reality-based solutions over the next five years. Since the demand for these federal monies far exceeds the supply, the most meaningful strategy is to maximize the effectiveness of the available funds by selecting activities which benefit the largest part of the eligible population and attend the most urgent need.

Assignment of a “high” priority means that funds will be directed to those needs during the next five years. A “medium” priority means that if funds are available, they will be used to address needs, and that we will take other action to help find other resources that can be used to meet needs. A “low” priority means no funds will be provided to address particular needs, but letters of consistency with the Consolidated Plan will be considered to help others apply for funds.

HUD Table 2A (Priority Needs Summary Table) identifies the general priority needs for extremely low, low, and moderate income renter and owner households. The estimated number of units is the need identified over the next three years, as determined by evaluating CHAS data.

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Table 2A
 Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)	Priority	Unmet Need	<i>MultiYrGoals</i>	Annual Goals		
Renter	Small Related	0-30%	High	2,015	60	12
		31-50%	High	1,120	-	-
		51-80%	High	930	-	-
	Large Related	0-30%	High	965	1,375	275
		31-50%	High	429	-	-
		51-80%	High	400	-	-
	Elderly	0-30%	High	510	65	13
		31-50%	High	322	-	-
		51-80%	High	186	-	-
	All Other	0-30%	High	367	-	-
		31-50%	High	149	-	-
		51-80%	High	274	-	-
Owner	0-30%	High	4,826	850	170	
	31-50%	High	4,165	-	-	
	51-80%	High	495	-	-	
Special Needs	0-80%	High	500	-	-	
Total Goals				2,350	470	
Total 215 Goals				1,600	320	
Total 215 Renter Goals				1,500	300	
Total 215 Owner Goals				100	20	

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PRIORITY HOUSING ACTIVITIES	Priority	Multi-Yr Goals	Annual Goals
CDBG			
Acquisition of existing rental units	LOW	-	-
Production of new rental units	LOW	-	-
Rehabilitation of existing rental units	LOW	-	-
Rental assistance	LOW	-	-
Acquisition of existing owner units	LOW	-	-
Production of new owner units	LOW	-	-
Rehabilitation of existing owner units	HIGH	850	170
Homeownership assistance	LOW	-	-
HOME			
Acquisition of existing rental units	LOW	-	-
Production of new rental units	MEDIUM	3	1
Rehabilitation of existing rental units	LOW	-	-
Rental assistance	LOW	-	-
Acquisition of existing owner units	LOW	-	-
Production of new owner units	HIGH	31	10
Rehabilitation of existing owner units	LOW	-	-
Homeownership assistance	HIGH	100	20
HOPWA			
Rental assistance		-	-
Short term rent/mortgage utility payments		-	-
Facility based housing development		-	-
Facility based housing operations		-	-
Supportive services		-	-
Other			
Section 8	HIGH	1,500	300

Although need priority is based on the analysis of data available other factors determine if the households will receive assistance. Among the factors that determine the receiving of assistance are:

Rehabilitation Programs	Homeownership Programs	Rental Programs
<ul style="list-style-type: none"> • Condition of the Units • Availability of Funds • Waiting list order • Urgent need 	<ul style="list-style-type: none"> • Income determination • Credit History • Waiting list order • Availability of units 	<ul style="list-style-type: none"> • Waiting list order • Preferences • Size of the households

The following section describes the priorities and specific objectives for the 2006-2011 Consolidated Plan.

Affordable Housing

General priorities

Provide homeownership and rental affordable housing opportunities to all individuals in Bayamon with priority to low income persons.

Basis for assigning the priority

Based on the Housing Market Analysis it can be assumed that there is an ample demand for housing for very low, low and moderate income persons and families. In all categories there is a need for safe, decent and affordable housing.

Obstacles to meet the underserved

- Lack of affordable housing- There is a lack of affordable homeownership housing units in Bayamón. To create affordable housing, developers need to obtain land, labor and materials at the lowest possible cost. The economy does not provide this elements thus affordable housing is not produced in Bayamon.
- Low Fair Market Rents – Fair market rents established by HUD are not in accordance to the housing market limiting the accessibility to adequate housing.
- Cost and scarcity of lands- Housing developers face a series of difficulties which limit development of affordable housing. Two of these are the cost and scarcity of land

Priorities and specific objectives

In order to meet the priority established to provide homeownership and rental affordable housing opportunities, the objectives mentioned below should be met:

- To raise the amount of subsidized assistance to prospective homebuyers
- To provide counseling programs to any public housing and subsidized housing tenant to become homebuyers.
- To provide ample opportunities for the development of affordable housing through the provision of low interest loans to private developers and grants to non profit organizations for the acquisition or rehabilitation of existing deteriorated housing and the construction of new housing, among other eligible activities.
- Promote rehabilitation of single-family owner-occupied units for low income households. Rehabilitation can be implemented in owner occupied units or units can be purchased for rehabilitation and sold or rented to qualified households including persons with disabilities and elders..
- Provide funds to low income families to be used for downpayment and closing cost assistance
- Continue to provide rental housing vouchers to eligible families

Funds reasonably expected

The HOME Program is the main source of funds expected to finance affordable housing activities. As an investment partnership program is expected that the fund 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. 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. Tax credits issued by the Puerto Rico Housing Finance Corporation are matched with HOME funds also.

Municipal programs funded with HUD funds include Rental Housing (Section 8), and CDBG infrastructure projects).

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Other programs include Tax Credits (rental housing – low priority), Public Housing Turnkey (development of housing projects, Homeownership, and rental), Law 124, and “Key to Your Home”.

Proposed accomplishment

The following table describes the housing objectives and the proposed accomplishments:

Strategy/objective	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Housing Objectives			
H1	To raise the amount of subsidized assistance to prospective homebuyers	Reduce time needed to locate units in the market	100	20
H2	To provide counseling programs to any public housing and subsidized housing tenant to become homebuyers.	Number of participants	100	20
H3	To provide ample opportunities for the development of affordable housing through the provision of low interest loans to private developers and grants to non profit organizations for the acquisition or rehabilitation of existing deteriorated housing and the construction of new housing, among other eligible activities.	Grants	5	1
H4	Promote rehabilitation of single-family owner-occupied units for low income households. Rehabilitation can be implemented in owner occupied units or units can be purchased for rehabilitation and sold or rented to qualified households including persons with disabilities and elders.	Housing Units	700	140
H5	Provide funds to low income families to be used for downpayment and closing cost assistance	Grants	100	20
H6	Provide rental housing vouchers to eligible families	Number of families	1,500	300

To further enhance the policy on homebuyer’s assistance, the applicant has to comply with the 80% income limit by family composition. Secondly, the participant should provide evidence that is has the cash to put a 3% down payment on the purchase. Thirdly, it could disburse any equity beyond the 3% equity and the \$60,000 ceiling grant that will help the homebuyer to reduce the mortgage loan to a lower monthly mortgage payment.

Homelessness

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:

Transition Table 1C
Summary of Specific Housing/Community Development Objectives
 (Table 1A/1B Continuation Sheet)

<i>Obj #</i>	<i>Specific Objectives</i>	<i>Sources of Funds</i>	<i>Performance Indicators</i>	<i>Expected Number</i>	<i>Actual Number</i>	<i>Outcome/Objective*</i>
	<i>Homeless Objectives</i>					
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.	ESG	Persons	310	10	SL-1
HO2	To increase the emergency shelter facilities and transitional and permanent dwellings for the homeless population and HIV/AIDS persons.	ESG	Persons	10	20	SL-1
HO3	Request additional funding to provide services for the homeless	ESG	Persons	20	5	SL-1
HO4	Provide funding for the rehabilitation of housing units of low income families	ESG	Persons	5	700	SL-1
	<i>Special Needs Objectives</i>					
OPSN1.1	Support the development of non institutional housing for the elderly	HOME	Grants	3		DH-2
OPSN 1.2	Promote the creation of housing for the elderly and persons with impediments near health centers, transportation and services.	HOME	Grants	3		DH-2
OPSN 2.1	Provide home services for the elderly and persons with impediments	HOME	Services Provided	100		SL-1
OPSN 2.2	Provide health services	CDBG/Local funds	Services Provided	77,718		SL-1
OPSN 2.3	Provide transportation services for special populations	CDBG/Local funds	Services Provided	21,620		SL-1
OPSN 2.4	Provide recreational services to special population	CDBG/Local funds	Services Provided	2,500		SL-1
OPSN 2.5	Provide general supportive services and facilities to special populations	CDBG/Local funds	Services Provided	2,500		SL-1
OPSN3.1	Provide section 8 subsidies for persons and families with	Section 8/HOPWA	Voucher Provided	95		DH-2

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<i>Obj #</i>	<i>Specific Objectives</i>	<i>Sources of Funds</i>	<i>Performance Indicators</i>	<i>Expected Number</i>	<i>Actual Number</i>	<i>Outcome/Objective*</i>
	HIV/AIDS and special needs					
OPSN 4.1	Provide funding for drug and alcohol rehabilitation and counseling programs	CDBG/Local funds	Grants	3		SL-1
OPSN 4.2	Provide job training services to rehabilitated substance abusers	CDBG/Local funds	Services Provided	10		SL-1
OPSN 5.1	Create/maintain/expand recreation and sports programs	CDBG/Local funds	Program created	1		SL-1
OPSN 5.2	Create/maintain/expand educational program for the youth	CDBG/Local funds	Program created	1		SL-1
OPSN 6.1	Provide job training services to the special populations	CDBG/Local funds	Number of persons	100		SL-1
	Other Objectives					

***Outcome/Objective Codes**

	<i>Availability/Accessibility</i>	<i>Affordability</i>	<i>Sustainability</i>
<i>Decent Housing</i>	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Funds reasonably expected

Three main sources of federal funds are available (CDBG,HOME, ESG), yet the ESG Program is highly variable in its fund allocation. Additional funding is pursued each year through competitive proposals to the Continuum of Care Program.

Other Special Needs

General priority

To provide housing and supportive services to the individuals with special needs improving their quality of life.

Basis for assigning the priority

The housing market analysis section of this plan identified several groups who were not homeless but had special needs including, the elderly, persons with disabilities, persons with alcohol and / or drug addiction, and persons with HIV and AIDS. Non-homeless persons with special needs most often experience housing problems related to affordability, availability, and accessibility. The Municipality will continue to identify and support activities for special needs groups.

Obstacles to meet the underserved

The obstacles identified to meet the underserved are:

- Lack of adequate facilities with the needed characteristics to serve this population
- Lack of funding
- Insufficient personnel with training to understand and serve the need of the population

Census data for the year 2000 has identified a population of more than 20,000 inhabitants with disabilities in Bayamón. Persons with disabilities need adequate facilities and services to address their needs. To address this impediment the University of Puerto Rico has proposed the creation an Adapted Physical Activity center. This facility will be a public facility and will operate as the One Stop Service Center community Outreach Housing Program. It is expected that this center will be funded during the five year period of this Plan.

Priorities and specific objectives

The following tables describe the identified priorities, obstacle to meet the undeserved needs, the objectives and the proposed accomplishments for other special needs population that includes: Elderly, frail elderly, persons with disabilities, persons with alcohol and other drugs addictions, persons with HIV/AIDS, and their families and public housing residents.

HUD Table 1B					
Special Needs of the Non-Homeless					
SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	H	17,254	\$163,913,000	15,000	3,000
Frail Elderly	H	10,408	\$98,844,796	1,500	300
Severe Mental Illness	M	12,462	\$186,930,000	620	124
Developmentally Disabled	H	7,586	\$379,300,000	270	135
Physically Disabled	H	20,367	\$203,670,000	2,030	406
Persons w/ Alcohol/Other Drug Addictions	H	10,743	\$124,464,890	620	124
Persons w/HIV/AIDS	H	460	\$2,300,000	2,300	460
Victims of Domestic Violence	M	4,321	\$31,370,460	2,160	432
Other	H	20,367	\$203,670,000	2,030	406
TOTAL					

Non Housing Community Development Plan

For planning purposes, it is expected that Bayamón's HUD allocation for the 2006-2011 period will be approximately \$17.5 million dollars. The strategic allocation of available funds to achieve maximum benefit for low and moderate-income residents is the challenge of this Consolidated Plan. The 2006-2011 Plan will continue to construct upon the method followed in the preceding years. Basically, the Plan will set a framework for the CDBG program and how it integrates the overall City goals.

Furthermore, the Plan will reassess program contributions and examine the establishment of policies and priorities, including an assessment of needs. Finally, the Plan will commit the Municipality to programmatic goals to be achieved. Continual effort is crucial to the attainment of these goals.

The year 2006 signals the five-year renewal of the Consolidated Plan. This provides an opportunity for consequential program evaluation, public input, and policy diagnosis.

Program Structure

Bayamón economic development strategy is based on a coordinated plan of action to energize economic development, generate new jobs and preserve existing ones. Also stimulate job generation on sectors of high remuneration as well as promote the development of a well educated workforce.

Fundamentals of this strategy are: that a prospering, sustainable economy which offers opportunity, rewarding work, and an environment where business can expand will engender dynamic communities and promote quality environments. Such communities, with invigorated and robust productive power, will have a considerably better capacity to support those of lower incomes who cannot sustain themselves. The need to develop infrastructure and other public facilities is particularly critical to areas of poverty concentration.

One of the main goals of the municipal government is to improve the living condition and reduce the inequalities between the poverty laden areas and the rest of the territory. This goal will be accomplished by combining local, state, and federal resources through a strategic plan that will build the foundations for economic development of the Municipality.

In general terms, most communities have a relatively high degree of citizen involvement in public decision making. In addition to the formal Citizen Participation component of the Consolidated Plan, the CDBG program has a special commitment to citizen input. The program is designed to encourage public participation in identifying community needs. Municipal governments have been directed to use all available techniques to solicit citizen input, and to have this input reflected in the development of their CDBG program.

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

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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 three components will attempt to address the National Objectives. The following table summarizes the Community Development Strategies and Objectives:

**TABLE 2B
 PRIORITY COMMUNITY DEVELOPMENT NEEDS**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Multi-Year Goals	Annual Goals
PUBLIC FACILITY NEEDS (projects)					
Senior Centers	H	25	\$15,000,000	3	
Handicapped Centers	M	5	\$ 6,500,000	3	
Homeless Facilities	M	1	\$ 1,000,000	1	
Youth Centers	H	4	\$ 8,000,000	1	
Child Care Centers	M	3	\$ 3,000,000	1	
Health Facilities	M	2	\$12,000,000	-	
Neighborhood Facilities	H	20	\$31,111,111	5	
Parks and/or Recreation Facilities	M	12	\$24,000,000	2	
Parking Facilities	H	1	\$ 1,250,000	1	
Non-Residential Historic Preservation	L	1	\$ 2,500,000	1	
Other Public Facility Needs	H	25	\$21,250,000	3	
INFRASTRUCTURE (projects)					
Water/Sewer Improvements	H	3	\$ 4,285,714	1	
Street Improvements	H	30	\$33,000,000	10	
Sidewalks	H	15	\$ 3,842,307	5	
Solid Waste Disposal Improvements	H	2	\$ 1,600,000	1	
Flood Drain Improvements	H	15	\$18,750,000	3	
Other Infrastructure Needs	H	15	\$27,000,000	3	
PUBLIC SERVICE NEEDS (people)					
Senior Services	H	5	\$10,714,285	2	
Handicapped Services	H	3	\$ 3,750,000	1	
Youth Services	H	10	\$ 2,400,000	2	
Child Care Services	H	12	\$ 6,500,000	3	
Transportation Services	H	5	\$ 1,500,000	2	
Substance Abuse Services	H	15	\$37,500,000	3	
Employment Training	M	3	\$ 2,500,000	-	
Health Services	H	5	\$ 9,500,000	1	
Lead Hazard Screening	L	1	\$ 200,000	-	
Crime Awareness	M	1	\$ 600,000	-	
Other Public Service Needs	H	10	\$ 9,200,000	2	
ECONOMIC DEVELOPMENT					
ED Assistance to For-Profits(businesses)	H	100	\$ 1,500,000	10	
ED Technical Assistance(businesses)	H	300	\$ 4,500,000	175	
Micro-Enterprise Assistance(businesses)	H	250	\$ 3,750,000	75	

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PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Multi-Year Goals	Annual Goals
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	H	5	\$ 5,000,000	-	
C/T* Infrastructure Development (projects)	H	10	\$	2	
Other C/T* Improvements(projects)	L	1	\$ 785,714	-	
PLANNING					
Planning	H	5	\$ 1,500,000	5	
TOTAL ESTIMATED DOLLARS NEEDED:					

Community Needs Table shows needs expressed in public hearings and other citizen participation forums held by the Municipality. It also shows long term needs identified by the Municipality. 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. According to this table, the priority needs are as follows:

- Public facilities
- Infrastructure
- Public services
- Programs for youth and senior citizens
- Economic development
- Planning

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, channelization of creeks, retainment walls. Also concerns with the needs of the impaired were stated as important.

OCD3- PUBLIC SERVICES

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.

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.

SERVICES FOR CHILDREN AND THE ELDERLY

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.

It has been proved that there is a close relationship between social problems (such as unemployment, drugs, and delinquency) and school drop outs. Funds have also been assigned to projects for renovation or expansion of structures to provide services to the elderly.

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.

Barriers To Affordable Housing

The following section is an outline of strategies to overcome some of those barriers:

Barrier	Strategy for amelioration
Tax policies affecting land and other properties Municipal taxes.	Tax shelter will be offered to ventures to be located in poverty areas. Lower construction taxes in the case of social housing projects.
Land use controls and zoning ordinances. Land use versus cost of land.	It is recognized that rural land is an important aspect of the economy. The Land Use Plan of the Municipality of Bayamón protect the rural land and the balance between those lands available for potential development.

Barrier	Strategy for amelioration
Building codes and consultation processes Burdensome building permits requirements.	The municipal government is autonomous under the State Law. The permit office provides priority to low income housing projects that fall under the faculties awarded by Law.
Fees and charges Impact fees. Minimum salary requirements.	State agencies will be encouraged to review their impact fee policies on social housing projects. No amelioration is possible.
Policies that affect the return on residential investment Increasing cost of construction materials.	The Legislature of Puerto Rico will be made aware of the need to reduce import duties on construction materials for affordable housing projects.
High Cost of Rental Housing	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 yearly to determine if their limits are in accordance with the market.
High Cost of Housing Units	Homeownership subsidies will be offered to low and moderate income families to allow them to acquire a housing unit.
Other Issues Lack infrastructure	The Municipality will identify funds for the construction of new infrastructure that will allow the construction of new housing. In addition it will request to the State Agencies to develop adequate infrastructures facilities.

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 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 prior to 1979. These activities include education, inspections, and abatement of lead-paint hazards.

Prior to issuing rental housing assistance for properties constructed on or before 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.

Antipoverty Strategy

The Municipality is committed to a holistic approach to reducing the number of impoverished households, and works closely with state, local and on-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 live 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 microbusinesses, 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).

Institutional Structure and Coordination

Three areas are integrated within the institutional approach for the Consolidated Plan.

Housing and community development plan

The institutional structure involved in housing and community development includes private developers, lenders, nonprofit organizations and public institutions. The institutional structure set forth procures 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. The continuum of care is the chief strategy and institutional structure for the homeless and persons with special needs.

The private industry includes the banker that lends the money for the development of the housing project. The bankers are commercial bankers, mortgage bankers and savings and loan institutions, members of the Federal Home Loan Bank of New York.

Also included are the private developers and the nonprofit organizations, the first to make profit out of a housing development and the second to save on the profit to benefit the homebuyer. On these two approaches, the Municipality has been able to involve these parties to develop new rental and homeowner housing.

The non-housing activities, including the rehabilitation of public facilities and the provision of public services, are mainly financed and served by the municipal government with assistance from the federal and state governments.

This institutional approach is quite effective and no gaps in the delivery system have been identified.

Public housing

The public housing system in Puerto Rico is centrally controlled and in 1992 the Commonwealth of Puerto Rico signed a two phases agreement with HUD, to provide 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. Title of the projects was granted by Act of Law 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).

In Bayamón, “G-Management Corporation”, is the contractor hired by the Public Housing Administration in 1992 to serve as the private administrator for 18 public housing projects, administering 2,498 units with 7,586 residents. El Cortijo, Valencia and Campo Verde begun their self-administration with their own Board of Directors on July 1st. 1995, administrating 145 units.

The administrative responsibilities of the contractor include the maintenance and conservation of the public spaces at the project, the collection of the contracted rent and the residents counseling on

empowerment. Toward empowerment the administrator, is responsible to counsel and train the residents to constitute the Boards of Residents that will be responsible in the near future to administer and operate their own support activities.

The improvements made by “G-Management Corporation”, in Bayamón include the modernization, restoration, revitalization and rehabilitation of public housing. They complied in every project with the assessment of Section 504, facilities for handicapped. As part of the modernization done in Bayamón we can mention the public housings of El Cortijo, Valencia, Jardines de Caparra, Magnolia, Las Gardenias and Virgilio Dávila.

The Municipality of Bayamón keeps a persuasive relationship with the public housing agency and the management agent, as well those self managed projects. It does not have any appointing authority for the commissioners or boards of the housing agency; so no relationships regarding hiring, contracting and procurement; provision of services are funded by the municipality.

As a matter of deference and persuasion, the Municipality may be asked to comment on the review of proposed development sites, of the comprehensive plan of the public housing agency, and of any proposed demolition or disposition of public housing developments.

Coordination

The Commonwealth's Government has regional offices throughout the island. Bayamón is the seat for many of the regional offices established, including a regional hospital and regional judicial center.

The Mayor of Bayamón meets frequently with the regional officers located in Bayamón to troubleshoot any matter on public policy. This could be new service for the community or the revision of any existing service provided. Such contacts are available also at the political appointee's level.

The Planning Office of the Municipality of Bayamón is the "think tank" that maintains the contacts initiated by the Mayor and coordinates the initiatives of the Consolidated Plan. Contacts include the service agencies, the public and assisted housing providers, private and governmental health agencies,

among others. The Municipality has established a coordinated effort with private not for profit organizations in order to provide primary and preventive care for the homeless population, AIDS and HIV positive patients through the Continuum of Care model.

Public Housing Resident Initiative

The municipality of Bayamón provides a variety of services to the residents of the Public Housing projects through its different programs. This includes: Health, Social Services, Family and educational services, youth and recreational services.

The organization of Public Housing Resident Councils is considered an important tool for encouraging initiatives and developing capacities. These councils have proved to be an effective vehicle for community leadership to identify problems and solutions, and to develop activities that develop a sense of belonging, community cohesion, and social responsibility. It is the responsibility of the Puerto Rico Public Housing Authority and the Private Manager to provide public housing residents with development of activities to involve them in management and homeownership.

Resident initiatives

1. Development of the community and its particular system as a single entity, in view of specific priorities and motivations, to improve the quality of life.
2. Promote a comprehensive framework of reference to implement services to residents and community development based on the needs, expectations, interests, values and community participation.
3. Establish associations between the Public Housing Administration, the Management Agent, and the Residents' Councils, to promote self-sufficiency.
4. Achieve individual, family, and collective economic independence and self-sufficiency.
5. Assist residents to achieve fulfillment of their aspirations regarding economic development, education, occupational training, managerial development, social services, and other opportunities.
6. Facilitate economic development opportunities to public housing residents, so that they can eliminate barriers and achieve self-sufficiency.

7. Increase access of residents to economic opportunities.
8. Provide opportunities for education so that residents can improve their scholastic level, emphasizing on young persons to improve their competitiveness.
9. Provide occupational training so that residents can improve their skills and thus be able to acquire just and reasonable employment.
10. Promote self-suggestion in residents, so that they will seek and retain jobs.
11. Develop residents as individuals who are able to operate their own enterprise and achieve financial independence.
12. Develop the business capability of residents so that, by developing their own businesses, their neighborhood's economy will be improved.
13. Create and promote recycling programs in order to safeguard the environment and improve jobs.
14. Promote voluntary, planned and organized activity among residents.

Homeownership

1. Maximize the sale of housing units among those families lacking the economic capacity necessary to acquire a home in the private market.
2. Promote the sale of housing units under the provisions of Law 131 (Sale of public housing units for one dollar).
3. Promote the sale of housing units under the Turnkey III program (Rental with option to purchase).

The Municipality is evaluating its participation in a new initiative with the PRPHA to improve the living condition of the Public Housing Residents. The new initiative allows for the construction of new public housing units reducing density in existing projects. During program year 2006-2011 the Municipality will present various proposals to undertake the projects.

The Municipal administration is committed to the Public Housing residents and will continue to provide essential services needed.

The Municipal government has historically provided the majority of basic public services to residents of Public Housing. The following pages describe the services that will be provided by the Municipality:

- ❖ will provide educational talks and seminars on themes such as sexual harassment, violence, child abuse, and child support.
- ❖ will provide educational talks, orientation and assistance with emotional, family and social problems; organize forums to determine needs; organize groups to develop activities and projects to improve quality of life.
- ❖ will provide services to pre-school children; develop prevention, orientation, and child abuse identification campaigns.
- ❖ will develop theater, music, dance, painting, drawing, and other program; support the creation of artistic groups and the development of other cultural, social, and recreational activities.
- ❖ will develop sports and recreation activities for the community; participates in recreational and social activities. In Addition will maintain all the recreational facilities in the project. Personnel from the Municipality provide sport, recreational, and prevention activities to the residents of the public housing projects focusing on the youth and the elders.
- ❖ will coordinate environmental improvement; sponsor cleanliness campaigns; assist in the creation of community groups aimed at improving quality of life.
- ❖ will offer orientation and motivation services to residents who want to enroll in the institution.
- ❖ will offer support services for the development of small business and management development.
- ❖ will provide employment training, placement and funding.
- ❖ will provide Section 8 assistance to interested families and will implement homeownership program.
- ❖ will develop activities and programs which contribute to satisfy basic social development needs, such as services to the elderly, free legal advise, house keepers, economic assistance, evaluations for housing rehabilitation, emergency food service, referral of complaints, paint for community centers, asphalt, and certain construction materials.
- ❖ will present educational talks regarding the rights and benefits of, and services available to, the handicapped; identify persons eligible to receive such benefits.

- ❖ will provide free health care and access to the hospital system. In addition will implement the following programs:
 - Disease management program- this program is a preventive and educational service that is provided by educators, nurses and physicians.
 - Mother and Child Program- This program will provide education directed towards the prevention of teen pregnancy, and provides nutritional education and services to neighborhood youth and children.
 - Health Fairs- Will conduct health fairs providing education, orientation and screening test to create awareness on the importance of improving lifestyle.
 - Mental Health Program- This program will provide complementary psycho educational and consultation health services to residents.
 - Primary Health Service - Will provide Pharmacy, Emergency Room, Pediatric Ambulatory Clinics, Adult Ambulatory Clinics, Radiology, Laboratory and Oral Care Clinics to eligible medically indigent residents of the Project.