



**PROJECTS DEVELOPED BY  
BAYAMON WITH SECTION 108  
LOAN GUARANTEE FUNDS**

## **Introduction**

The City of Bayamón Section 108 Guaranteed Loan was approved on Dec. 16, 2003 (B-02-MC-72-004), for the amount of \$32 million. Five projects were proposed and envisioned as critical initiatives to impulse the revitalization of the Urban Core and to provide new opportunities for the benefit of low and moderate income people. A considerable amount of aging infrastructure, along with inadequate public facilities, both critical aspects affecting the quality of life and adequacy of services to the population, were among the main motifs related to the decision of proposing projects under the Section 108 Loan Guarantee.

Bayamon's Section 108 project objectives included the revamping of public facilities intensely used, the construction and/or rehabilitation of community parks and recreation centers, as well as the need to promote economic development. Also, the acquisition and relocation of dilapidated properties to improve housing and neighborhood conditions in the Central District following its Revitalization Plan.

An extensive review of Bayamon's Capital Program needs as well as soliciting comments and suggestions from the community, were part of the evaluation of conditions previous to the Section 108 proposal. Deferred maintenance and lack of funding support made it necessary for the City to borrow these funds in order to address critical community needs in a lump sum fashion, rather than fund them with a combination of City and/or Community Development Block Grant dollars in a three to four year capital improvement program.

Section 108 allowed the city of Bayamón to address critical community needs which otherwise would have not been possible due to budget constraints and the inability to secure funding for the needed projects.

Among the benefits of the Section 108 projects have been:

- A new parking building facilitating access and increasing ridership of the urban train public transportation system in Bayamón.
- The opportunity to low and moderate income people of participating in additional recreational and sporting experiences. Learning and participating in golf, had traditionally been a sports only accessible to population sectors of higher income, in Bayamón golf is available to everybody.

- New business emerged as result of the interventions with funds from Section 108
- New job opportunities for low and moderate income population
- Enjoying improved urban environments.
- The availability of new and more varied services in the vicinity.

Additional benefits that are present and other that will result as part of the economic stimulus provided by Section 108 projects are:

- The construction of new housing that will serve low and moderate income population.
- Attraction of new investments and as well, increased employment and income opportunities.

Among lessons learned we must mention that project overview by the city was certainly a successful formula which allowed project completion on time and on budget. Today, Bayamón can showcase first order facilities constructed with Section 108 loan Guaranteed funds, among them, The New parking Building at the Onofre Carballeira Sports Complex, the New Farmers Market, the Paseo Río Hondo (pedestrian walkway with modern vendor spaces) and The Río Bayamón Golf driving range. All projects have been completed up to date and are in full use and enjoyment by the population of Bayamón.

Each one of the Section 108 projects is fully operated and maintained by the Municipality of Bayamón. Some income is generated through fees charged for facility rent yet no Program Income is generated since operational and maintenance costs are high.

The table below shows a list of the projects completed and its corresponding disbursements.

Description	Project Cost
Construction of Parking Garage at Onofre Caballeira Complex	\$9,907,173.63
Improvements and Rehabilitation to Onofre Caballeira Complex	\$6,971,146.26
Improvement to Paseo Río Hondo Market	\$500,000.00
Renovation of the Urban Core	\$8,999,576.33
Extension to Paseo Lineal Río Bayamón and Construction of Golf Course and Training Facility	\$5,500,000.00
Administrative costs of the loan transaction with J.P. Morgan	\$122,103.78
<b>Total</b>	<b>\$32,000,000</b>

A detailed description for each project and the outcomes are presented in the following pages:

**PROJECT: ONOFRE CABALLEIRA PARKING GARAGE**

**LOCATION:** This project is be located at the existing parking lot of the Onofre Caballeira Complex, between Road PR2 and PR 174.

**DESCRIPTION:** The Onofre Caballeira Parking Garage, is located south of the Urban Train Main Station, between Road PR2 and PR 174, and features four (4) full stories of parking and an administrative office space on the ground floor. The garage holds aprox. 500 cars and is used by both, short- and long-term parking. This parking garage is intensely used by people that ride on the urban train daily, by people that work in the office facilities nearby and by people that participate in the events at the sports complex.

**Section 108 funding to project: \$10,000,000**

**Total Project Cost \$9,907,107.63**

**Admin. Cost of Loan Transaction  
allocated to the project: \$37,852**

**ELIGIBILITY:** 570.703(l) – Acquisition, construction, reconstruction, rehabilitation or installation of public facilities.

The improvement to the public facility was used for a purpose that benefits and is available to all the residents of the area.

**SERVICE AREA:** National Objective: Low-mod area benefit (570.208(a)(1)) (LMA)  
Census Block Group 030300.3  
Low/Moderate Percentage 68.78%

**OUTCOMES AND ACCOMPLISHMENTS:**

**CONSTRUCTION JOBS: 120 jobs**

**OPERATIONAL JOBS: 4 jobs**

**ADDITIONAL BENEFITS****(ECONOMIC, SOCIAL, ENVIRONMENTAL)**

The parking is available to people who are users of different operations nearby, among them, the urban train, the judicial center, offices and services in the area, and the sports complex.

The fee charged for all day usage is 1.00 per vehicle.



**PROJECT:**                    **IMPROVEMENTS TO ONOFRE CABALLEIRA COMPLEX**

**LOCATION:**                    This project is located at the Onofre Caballeira Complex, between Road PR2 and PR 174 - **See Location Map**

**DESCRIPTION:**                    **Improvements to the Urban Components of the Complex, rehabilitation and new construction of on site infrastructure-**  
 Rehabilitation of the urban components such as sidewalks, access roads, graphic signs, lighting system, and landscaping.  
 Rehabilitation of the existing pluvial, sanitary and electrical infrastructure and new construction as needed.

**Section 108 funding to project: \$7,000,000**

**Total Project Cost \$6,971,146.26**

**Admin. Cost of Loan Transaction  
 allocated to the project: \$26,862**

**SERVICE AREA:**    National Objective: Low-mod area benefit (570.208(a)(1)) (LMA)

Census Block Group 030300.3

Low/Moderate Percentage    68.78%

**OUTCOMES AND ACCOMPLISHMENTS:**

**CONSTRUCTION JOBS: 100 jobs**

**OPERATIONAL JOBS: 5 jobs**

**ADDITIONAL BENEFITS**

**(ECONOMIC, SOCIAL, ENVIRONMENTAL)**

The urban environment has been improved providing for wider sidewalks, better access to areas, plantings and trees, new illumination for the public areas, adequate signage, and security as well. In general the project has come to enhance the urban experience at the Sports Complex surroundings, has improved accessibility and the security in the area.



**PROJECT: RIO HONDO MARKET****LOCATION:** This project is located at Downtown Bayamon east of Parque St., South of Dr. Veve St., West of Ferrer St., and North of Rosa St.-**DESCRIPTION:** This project included the reconstruction of Rio Hondo Market. The reconstruction project was designed to enhance pedestrian access and street amenities in the district, and to increase the volume of visitors coming to the area.

The reconstruction of the pedestrian walkway included new paving surface, replacement and addition of urban design features, such as new and improved lighting poles and lights, steel benches, garbage receptacles, and signs. Landscaping was replaced and improved in accordance to an urban landscaping plan developed for the area.

In addition the existing Kiosks were rehabilitated making more comfortable for business and clients, as well as making them compatible with the new design of the urban section.

**Section 108 funding to project: \$500,000****Total Project Cost \$500,000****Admin. Cost of Loan Transaction  
allocated to the project: \$2,442****SERVICE AREA:** National Objective: Low-mod area benefit (570.208(a)(1)) (LMA)**OUTCOMES AND ACCOMPLISHMENTS:****CONSTRUCTION JOBS: 10 jobs****OPERATIONAL JOBS: 16 jobs****ADDITIONAL BENEFITS  
(ECONOMIC, SOCIAL, ENVIRONMENTAL)**

Eight (8) Existing kiosks were reconstructed and reopened, each employing at least 2 persons. The pedestrian walkway was revamped with landscaping, paving, illumination and urban furniture. A better access to the location and a more pleasant environment resulted from the project. Security was improved and commerce was assisted with guidance on better marketing practices.

**PROJECT:** **RENOVATION OF THE TRADITIONAL URBAN CENTER**

**LOCATION:** **Traditional Urban Center -- Northern and Western limit: Road PR-29; Southern limit: PR-2; Eastern limit Road Bobby Capó.**

**DESCRIPTION:** Two and a half decades ago, Bayamon's Urban Core was a very active area where business, commerce, and housing coexisted. People from all income levels benefited from the diversity of goods and services. In most recent years many problems emerged in this area, among them : physical deterioration; abandoned private property; inadequate and deteriorated housing infrastructure; obsolete infrastructure; criminal activity; migration of residents, with the resulting decline in commercial activity; closure of the Farmers' Market; and decrease of pedestrian spaces;

To change this declination tendency the Municipality determined that prompt intervention was necessary and decided to optimize opportunities in the area such as: proximity to the new Urban Train stations, the proximity of medical services, shopping malls, educational facilities, government services, banking, postal services, and sports facilities; and increased population in adjacent municipalities, who seek services in Bayamon.

For the Urban Core renovation important interventions with Section 108 funds were:

- New Farmers' Market Plaza;
- Acquisition and Renovation activities to clear slum and blighted areas that would give place for new; new spaces for public gathering; new streets for improved motor vehicle circulation; new water and energy infrastructure; landscaping; and advanced technology security systems.

**Section 108 funding to project: \$9,000,000**

**Total Project Cost 8,999,573.33**

**Admin. Cost of Loan Transaction**

**allocated to the project: \$34,189**

**ELIGIBILITY:** 570.703(l) – Acquisition, construction, reconstruction, rehabilitation or installation of public facilities.

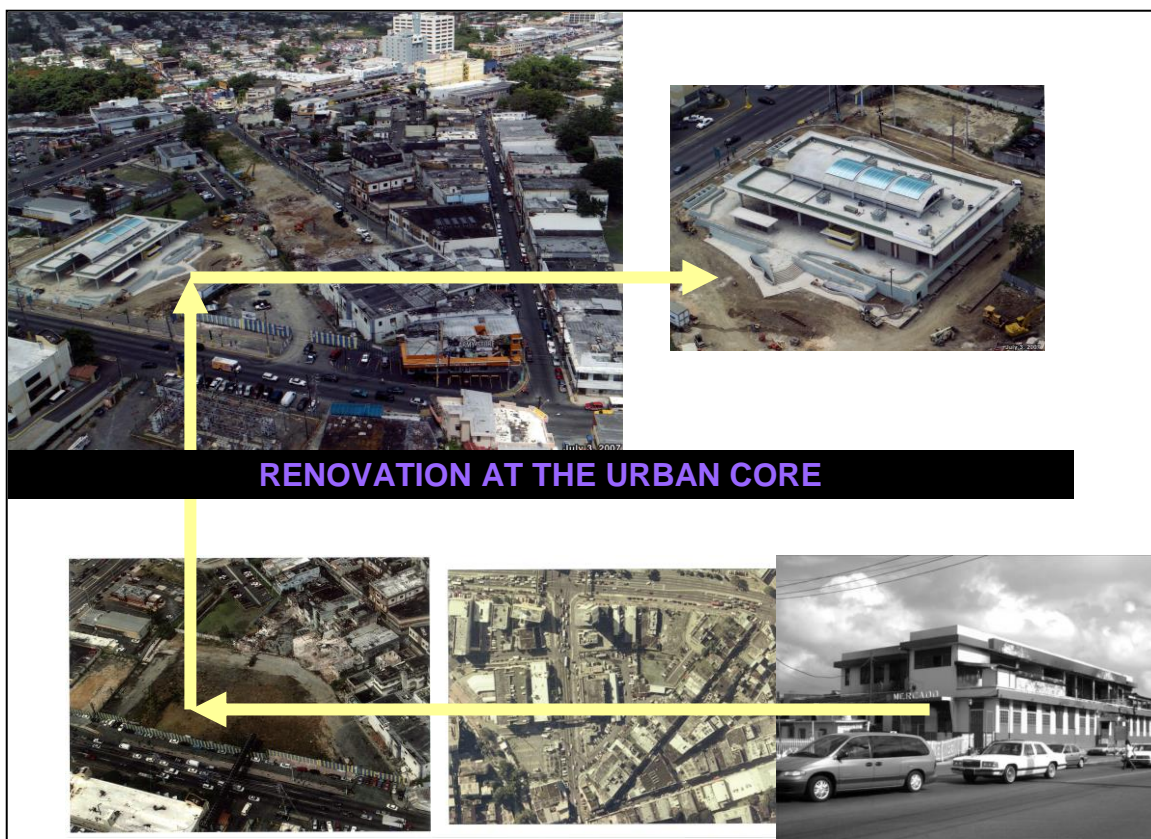
The improvement of public facilities will benefit all the residents of the Area.

**SERVICE AREA:** National Objective: Low-mod area benefit (570.208(a)(1)) (LMA)

LMA – 76.35% at CT where project is located and 53 percent of the population at the extended intervention area

### **ACQUISITION AND RELOCATION ACTIVITIES:**

A total of 21 properties have been acquired in the area. Section 108 funds have accounted for \$3,256,616.31 in the area, yet over \$15 million more have come from local funds including additional acquisition and relocation, as well as demolition and clearance activities. New housing developments have been designed and proposals have been requested for the construction of the designed projects. Among project benefits are the relocation of business to locations with better commercial opportunities, the clearance of slum and blighted areas, new housing that will be constructed for medium and low income families and new public areas and amenities that provide for the enjoyment of all the population.



## FARMERS MARKET



### OUTCOMES AND ACCOMPLISHMENTS:

**CONSTRUCTION JOBS: 25 jobs**  
**OPERATIONAL JOBS: 54 jobs**  
**NEW BUSSINESS: 13**

### **ADDITIONAL BENEFITS (ECONOMIC, SOCIAL, ENVIRONMENTAL)**

Constructed at an investment of \$5,742,959.03, the Market Plaza known as El Mercado, combines modern architecture with traditional environments and preferences. It is located in the Traditional area of the Central District of Bayamón. Thirteen commercial locations on site, provide for two restaurants, and several shops, among them coffee, fruits, flowers, tobacco products, spices and souvenirs. It is the first building in Bayamón to have a green roof, addition that provides for a better management or the energy usage in the building and provides for growing some of the spices and ingredients used by the restaurants at the Market Plaza. The building is adequately integrated with the urban environment providing for convenient and secure access as well as 80 parking spaces at the underground level.



**PROJECT: EXTENSION TO PASEO LINEAL RÍO BAYAMÓN AND CONSTRUCTION OF GOLF COURSE AND TRAINING FACILITY**

**LOCATION:** PR-174, Minillas Ward, Bayamón, Puerto Rico

**DESCRIPTION:** The Section 108 funds allowed for the extension of the existing trail (Paseo Lineal Rio Bayamón) and the construction of a Golf Course and Training Facility. Project began operation on 2004.

The developed trail extended 1 kilometer, from road PR-177 to the proposed golf course facility. In addition to the trail, the project included the beginning of the construction of the first public golf course in the Metropolitan Area. With Section 108 funds interventions at the golf facility included a driving range with night illumination and a pro-shop. The facility is available for the general public (emphasis on low and moderate income people) and includes an educational program for the teaching of golf to children. The use of this facility is free of charge to low and moderate income population in Bayamón.

**Río Bayamón Golf Course characteristics are:**

- 52 Station Sheltered Driving Range within an 11 acre tract of land , originally used as an open earth garbage dump.
- 19,000 square feet of putting green
- Chipping green
- Pro shop
- Lake
- Future 9 hole golf course in a 40 acre tract of land right next to the banks of the Bayamón and Guaynabo rivers

**Section 108 funding to project: \$5,500,000**

**Total Project Cost: \$5,500,000.00**

**Admin. Cost of Loan Transaction  
allocated to the project: \$20,757**

**ELEGIBILITY:** 570.703(1) – Acquisition, construction, reconstruction, rehabilitation or installation of public facilities.

**SERVICE AREA:** Citywide

National Objective: Low-mod area benefit (570.208(a)(1)) (LMA)

This facility will benefit all area residents regarding income and allow the creation of jobs, primarily for L/M income persons.



**OUTCOMES AND  
ACCOMPLISHMENTS:**  
**CONSTRUCTION JOBS: 100 jobs**  
**OPERATIONAL JOBS: 8 jobs**

### **ADDITIONAL BENEFITS (ECONOMIC, SOCIAL, ENVIRONMENTAL)**

The Extension to the Paseo Lineal Río Bayamón and the Golf Course projects also one of sensitive practice for the environment. It is a symbol to sensible development, a habitat and species protection project, a flood mitigation initiative. Among its benefits the following can be accounted for:

- Controls erosion, heat and CO2 emissions, and reverses desertification
- Guarantees flora adaptability and reduces replacement costs.
- Reduces water consumption and the need for fertilizers.
- Increases biodiversity and aesthetics
- Enhances the fauna habitat.

The project also includes a training element related to the development of the highly specialized skills required for the maintenance and construction of World Class golf courses. The facility is also a golf maintenance training center for new employment alternatives in Puerto Rico.