



# **Municipality of Bayamón**

## **2020-2021 Annual Action Plan**

**Presented to the U.S. Department of Housing and Urban Development**

**(HUD)**

**May 2020**

**Ramón L. Rivera Cruz, Mayor**

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Housing and Community Development Consolidated Plan of the Municipality of Bayamon is a comprehensive planning tool and information document that includes the identification of the housing, community and economic development needs among the City residents. As established by the Department of Housing and Urban Development (HUD), through this planning 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 (3) Community Planning and Development (CPD) formula grant programs:

- Community Development Block Grant Program-CDBG Program
- HOME Investment Partnerships Program-HOME Program
- Emergency Solutions Grant Program-ESG Program

The overall goal of the CPD Programs is to develop viable urban communities by providing decent housing; a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. These goals are accomplished through the undertaking of eligible activities that best serve the needs of the Municipality's communities. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, the Municipality prepares a planning and working document including all the actions required to address the needs in the affordable housing, homelessness, special needs, and community development areas.

This Plan includes the activities designed to be undertaken during the PY 2020-2021. This PY is the last of the five-program year period covered by the PY 2016-2020 Housing and Community Development Consolidated Plan.

The PY 2020 Annual Action Plan, was prepared during the Pandemic of the Corona Virus (COVID 19) and will require economic adjustments to withstand the impact to the local economy. The challenge ahead is complicated with limited resources, a historic unemployment rate and an unknown economic future the Municipality must continue to provide services to those in need. The effects of the COVID will arise during program year 2020 and the municipality must wisely allocate the local and federal resources to survive the crisis.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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As per the summary of objectives and outcomes included in this Annual Action Plan, the following goals categories and outcomes are the main areas in which the Municipality will invest the available resources to address the general housing and community development needs of the population, particularly those of low-income level:

- Affordable housing: address the needs of affordability for housing purposes of low-income population;
- Homelessness: address the needs of homeless populations and those populations at the brink of homelessness;
- Non-Housing Community Developments: address the community needs of public facilities, public improvements and infrastructure, and the basic and essential public service needs of the special need's population groups.
- Economic development: address the economic development needs of Bayamón that will yield in the creation or retention of jobs (specially low income).

During Program Year 2020 the Municipality expects to achieve the following:

#### CDBG Program

- Provide funding for the payment of principal and interest of the existing section 108 loan.

#### ESG Program

- Provide rapid rehousing to homeless persons
- Collaborate with non profit organizations to provide shelter to the homeless
- Provide street outreach and services to the homeless persons
- Provide prevention assistance to those at risk of becoming homeless

#### HOME Program

- Provide tenant based rental assistance to families affected by the COVID
- Provide resources to families to acquire affordable housing units
- Promote the rehabilitation of existing units

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During PY 2018 the Municipality received a combined allocation of \$4,348,845 of HUD CPD Programs to undertake the housing and community development strategies and activities outlined in the PY-2016-2020 Consolidated Plan. The resources were distributed in the following form among the CPD Programs:

- CDBG Program: \$2,294,269
- HOME Program: \$1,067,869
- ESG Program: \$192,547

In addition to the HUD Program allocations, as a Public Housing Agency, the Municipality received \$16,249,800 from the Housing Choice Voucher Program (HCVP), commonly known as Section 8 Program, for housing rent assistance purposes.

The Municipality allocated 100% of its CDBG allocation for the repayment of the section 108 loan. Public works and non-housing community development was undertaken using local resources. The following are examples of the action taken by the Municipality:

- Continued providing counselling to Small Business through the direct intervention of high ranking members of the Municipal Staff
- Continued the operation of the WIOA One Stop Career Center. Employers and jobseekers can find the services they need at a comprehensive service center. Employers and jobseekers can find the services relevant to employment, training, and economic development in the center
- Public Housing Educational Center- this program provided educational tutoring and motivational counseling to Public Housing youth.
- The Head Start and Early Head Start provided day care service to low income children.
- The Health program provided prevention services to low income persons.
- Provided transportation services to low income students to and from local public schools.
- Continued with the renovation of the urban center. The development project is generating income to low income persons.
- Continued with the promotion of its local economic development public policy. The results were the establishment of various new business ventures that generated private investment and created new jobs opportunities.
- In collaboration with One Sight Foundation 1,000 public school students participated of Visual Health Clinics
- Worked with the Private Sector to promote economic development and technology development. Investment of \$906,000 into the Engine 4 initiative.



The following is a description of the activities undertaken to foster and maintain affordable housing:

- The Municipality continued to assist low income buyers with the provision of subsidy assistance through the HOME program. This subsidy assisted eligible participants in acquiring affordable housing units in correspondence to actual market prices. The maximum level of subsidy is \$60,000.00. A total of 29 families were provided with HOME assistance for the acquisition of their home unit.
- The Section 8 program provided TBRA assistance to 2,513 families. The Section 8 rental assistance allowed maintaining the existing inventory of rental housing. Both the landlord and the tenants benefited from the assistance.
- Continued providing affordable housing to the elderly at the Ciudad de Ensueño rental housing project. This rental project provides affordable housing to 27 elderly persons.
- In collaboration with Habitat for the Humanity 32 housing were rehabilitated

During program year a total of 276 individuals benefited from ESG activities. The persons served by ESG subrecipient are:

- Rapid Rehousing and Prevention-145 Persons
- Teen Challenge 46 persons
- Hogar Amparo 46 persons
- Nuevo Amanecer-18 persons

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

For the preparation of the plan the municipality undertook an atypical citizen participation and consultation process. The public hearings were coordinated using the regular citizen participation process, but the notification of the availability of the draft plan was made using the flexibilities provided by the CARES Act.

#### **PUBLIC NOTICES**

For the public hearings the Municipality posted a public notice on Page 29 of February 7, 2020 edition of the Primera Hora newspaper. The notice invited the general population to participate of the Citizen Participation Public Hearings for the PY 2020 CDBG, HOME and ESG Programs Annual Action Plan. Complying with the Citizen Participation Plan, the hearings were held at least two (2) weeks after the notice was published.

The Municipality of Bayamon held two (2) public hearings as shown below:

- First Public Hearing: Tuesday, February 25, 2020, 10 a.m. at City Hall.

- Second Public Hearing: Friday, February 25, 2020, 2 p.m. at the Lomas Verdes Community Center, Calle Girasol, 3rd section Lomas Verdes;

A total of 3 persons participated of the public hearings. In the hearings, Municipality's Officials shared with the attendees a visual presentation regarding the preparation and planning process for the PY 2020 Annual Action Plan, consolidated goals and objectives, priority needs included and the actions undertaken through the Citizen Participation process to provide general citizens, including low and moderate population with the opportunity of actively participate in the described phases of the plan.

As part of the hearings, attendees were allowed to present requests of services or projects to address their individual and/or community needs and to present recommendations regarding the use of funds proposed by the Municipality during the planned program year. All the data and information collected at the public hearings, was discussed and analyzed, and taken into consideration according to the type of needs category. After the information was analyzed and the needs were identified, the Municipality determine which service strategy better address the identified needs and how these strategies were going to be funded.

### **Draft Plan**

On March 15, 2020 the Governor of Puerto Rico declared a curfew to address the health crisis of the Corona Virus. The mandatory curfew ordered all citizens to remain in their homes. This Executive Order also ordered the closure of all businesses and non-essential services in Puerto Rico starting March 15 and its continued until today.

On March 26, 2020 the U.S. Congress approved the CARES act. This law authorized grantees to "adopt and utilize expedited procedures to prepare, propose, modify, or amend its" consolidated or annual action plans. On April 9, 2020 HUD issued a memorandum waiving the 30-day minimum requirement for the public comment period for Consolidated or annual actions plan. On a letter dated April 13, the Municipality notified the San Juan field office of its intention to use the flexibilities provided by the Memorandum.

On May 5, 2020 we published a notice on the web page of the Municipality notifying the public of the availability of the draft plan. As authorized by the CARES Act and the amended Citizen Participation Plan the notice provided citizen with 5 days to comment on the document.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the hearing one citizen made a comment regarding business opportunities related to real estate. The individual was referred to the Municipal Housing Department for orientation.

No comments were received on the draft plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

As previously stated, no public comment was made or received related to the PY-2020 Annual Action Plan.

## **7. Summary**

The PY-2020 Annual Action Plan represents the Municipality of Bayamon vision for improving the quality of life in the low and moderate-income areas within its jurisdiction. The PY-2020 Annual Action Plan is based on the Consolidated Plan's elements that identify housing, homeless, community, and economic development needs, available resources, and establishes a strategic plan for meeting those needs. Once completed, the Consolidated Plan serves as a planning document that assist the Municipality staffers in the decision-making process to create strategies and service activities that address housing, non-housing community development, homeless, special needs population and economic development needs of the low and moderate-income individuals and or communities.

The following is the 2020 final distribution of funds:

### **CDBG**

- Re-payment of the Section 108 Loan: \$2,226,768.

### **ESG Program**

The ESG funds will support the following:

- HMIS: \$5,000
- Rapid Rehousing: \$9,813
- Emergency Shelter: \$38,426
- Street Outreach: \$39,250
- Prevention: \$87,953
- Administration Activity: \$14,630

### **HOME Program**

- Tenant Based Rental Assistance: \$151,187
- Homebuyer Activity: \$555,000
- Rehabilitation of Existing Housing Units: \$200,933

- Administration and Planning Activities: \$100,539 (waiver requested)

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	BAYAMON	Mrs. Veronica Castillo	
HOME Administrator	BAYAMON	Mrs. Alexis Ellis-Municipal Housing Department	
ESG Administrator	BAYAMON	Mrs. Veronica Castillo	

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Lead Agency for preparing the Annual Action Plan is the Municipality of Bayamon Planning and Federal Affairs Office. The Office is responsible for the administration of the Community Development Block Grant Program (CDBG) and the Emergency Solutions Grant Program (ESG), and for the preparation of federal reporting, while the Municipal Housing Department is responsible to manage the HOME Investment Partnership Program (HOME).

The PY 2016-2020 Consolidated Plan and PY-2020 Annual Action Plan contain plan elements that will address long term goals and objectives for improving the quality of life for low and moderate-income residents and communities within the local jurisdiction. The plan describes the activities the Municipality will fund, implement, and/or support using its annual federal allocation of CDBG, HOME and ESG funds. It provides useful information about current conditions within the communities and identifies its strengths and weaknesses on community development issues.

**Consolidated Plan Public Contact Information**

The Municipality of Bayamon public contact information for the Annual Action Plan is:

Mrs. Veronica Castillo

Director, Planning and Federal Affairs Office

Telephone number: 787-787-0451

P.O. Box 2988

Bayamon, P.R. 00960-2988

e-Mail address: [vcastillo@bayamonpr.org](mailto:vcastillo@bayamonpr.org)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The Municipality of Bayamon has in place a well design and effective consultation process as part of the Citizen Participation Plan. The Consolidated Stakeholder Consultation process is a key component of the Municipality planning and preparation phases of the Consolidated Plan. Through this process the Municipality consult with public and private agencies that provide assisted housing, health services, and fair housing services for children, veterans, youth, elderly, persons with disabilities, persons living with HIV/AIDS, and their families.

As a result of this consultation process, the Municipality is able to:

- Incorporate local data into planning process and validate the accuracy of this data;
- Gather input on priority needs and target areas;
- Increase coordination among consultation partners;
- Leverage Consolidated Plan activities with other public and private funding sources and programs;
- Expand upon the outreach efforts of existing planning processes; and
- Increase citizen feedback, buy-in, and support of Consolidated Plan activities

As for this Action Plan, the Municipality complied with the 24 CFR Part 576 regulation for the ESG Program, that requires the Municipality to consult with the Puerto Rico Balance of Commonwealth CoC (PR-502) in determining how to allocate ESG funds each program year; developing the performance standards for, and evaluating the outcomes of, projects and activities assisted by ESG funds; and developing funding, policies, and procedures for the administration and operation of the HMIS.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

In order to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies, the Municipality undertook a very extensive consultation process during the Consolidated Plan preparation process. This consultation process provided the framework to create a network of services institutions in which multiple organizations and public agencies work collaboratively toward specific results. This coordination effort is used by the Planning and Federal Program Affairs Office in its responsibility of administering the HUD funded programs and providing services to the low- and moderate-income persons.



Through the described network of service institutions, the Municipality coordinate service activities for the participants, request collaboration to expand the offering of services to the eligible population, hold working meeting to address the priority needs of the communities and population and maintain an open communication line that facilitates the delivery of services to the community.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Continuum of Care strategy is built around the goal of ending homelessness through collaborative efforts among community non-profit organizations and public agencies. Federal funds are delivered to these entities in an effort to support the service structure in place to address the housing and supportive services needs of the homeless population.

The Municipality of Bayamon homeless public policy includes a multiple layer strategy that facilitate the availability of service through a series of components for the homeless population. As previously described, the Municipality acts as the lead entity in a network of agencies and organizations providing services to homeless populations and other special needs groups. This approach allows the Municipality to promote access to and effect utilization of mainstream programs by homeless individuals and families. In addition, allows the Municipality to partner with community non-profit organizations responsible to deliver a series of direct service activities designed to optimize self-sufficiency among individuals and families experiencing homelessness.

The Municipality homeless strategy includes the following components among its design:

- Outreach, intake and assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Permanent Housing
- Permanent Housing for people with disabilities
- Homeless Prevention

The Municipality falls under the service delivery area of the Puerto Rico Balance of Commonwealth Homeless Coalition (PR-502). This is one of the HUD recognized Homeless Coalition serving this population within the Puerto Rico jurisdiction. The non-profit organizations that are part of the network approach supported by the Municipality are in part funded with allocations made from services programs covered by the Continuum of Care initiative.

The described collaborative approach toward addressing the needs of the homeless population facilitate the Municipality to reach out for available resources, within the community, that assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As previously stated, during the preparation of the PY 2020 Annual Action Plan, the Municipality consulted with the Balance of State Continuum of Care on the following aspects:

- how to allocate its ESG grant for eligible activities;
- in developing the performance standards for, and evaluating the outcomes of, projects and activities assisted by ESG funds; and
- In developing funding, policies, and procedures for the operation and administration of the HMIS.

No response was obtained from the PR502 Consultation.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Puerto Rico Department of Family
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A letter was sent requesting information on the availability of services for the population confined to low- and moderate-income residents of the municipality; Description of the needs presented by the served population segments and projected services to them; and Population profile low and moderate income your agency serves within the limits of the Municipality of Bayamon.

**Identify any Agency Types not consulted and provide rationale for not consulting**

As part of the Citizen Participation Process, the Municipality consulted with all required group of entities, organizations, and parties. The Municipality is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Puerto Rico Department of the Family	The Municipality is a member of the CoC and support the strategies of the organization. The consolidated plan includes multiple actions recommended by the Coalition in order to address the need of the homeless population.

**Table 3 – Other local / regional / federal planning efforts**

### **Narrative (optional)**

As required by the Consolidated Plan regulations, the Municipality of Bayamon undertook a consultation and citizen participation process as part of the planning and preparation phases of this Consolidated Plan. Both processes provided valuable information to the Municipality's staff, that was used to develop a clear picture of the priorities needs of Bayamon low income population and communities regarding the housing, non housing, homeless and non homeless population areas.

During this program year the main need of the residents of Bayamon is housing followed by the need for adequate public facilities, infrastructure and economic development activities.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

For the preparation of the plan the municipality undertook an atypical citizen participation and consultation process. The public hearings were coordinated using the regular citizen participation process, but the notification of the availability of the draft plan was made using the flexibilities provided by the CARES Act.

#### **PUBLIC NOTICES**

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After the information was analyzed and the needs were identified, the Municipality determine which service strategy better address the identified needs and how these strategies were going to be funded.

### **Draft Plan**

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On April 17, 2020 we proceeded to amend the existing action plan by publishing a notice in the official web page: [www.municipiodebayamon.com](http://www.municipiodebayamon.com). Citizens were provided with 5 days to comment on the amendment.

On May 5, 2020 we published a notice on the web page of the Municipality notifying the public of the availability of the draft plan. As authorized by the CARES Act and the amended Citizen Participation Plan the notice provided citizen with 5 days to comment on the document.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Invitation to public hearings. The Municipality posted a public notice in the Primera Hora newspaper on the February 7, 2020 edition, inviting the general population to participate of the Citizen Participation Public Hearings for the PY 2020 CDBG, HOME and ESG Programs Annual Action Plan.	None	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The Municipality of Bayamon held two (2) public hearings during the Citizen Participation process of the PY 2020 Annual Action Plan. The meetings were held on February 25, 2020 at City Hall and the Lomas Verdes Community Center. A total of 3 persons attended the hearings.</p>	<p>During the hearing one citizen made a comment regarding business opportunities related to real estate. The individual was referred to the Municipal Housing Department for orientation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>On April 17, 2020 we proceeded to amend the existing Citizen Participation Plan by publishing a notice in the official web page <a href="http://www.municipiodebayamon.com">www.municipiodebayamon.com</a>. Citizens were provided with 5 days to comment on the amendment.</p>	None	N/A	<p><a href="http://www.municipiodebayamon.com/aviso-publico-de-enmiendas-al-plan-consolidado-de-vivienda-y-desarrollo-comunal-programa-cdbg/">http://www.municipiodebayamon.com/aviso-publico-de-enmiendas-al-plan-consolidado-de-vivienda-y-desarrollo-comunal-programa-cdbg/</a> .</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On May 5, 2020 we published a notice on the web page of the Municipality notifying the public of the availability of the draft plan.	No comments were received	N/A	<a href="http://www.municipiodebayamon.com/wp-content/uploads/2020/07/MODELO-AVISO-PUBLICO-DISPONIBILIDAD-PLAN-ANNUAL-PY-2020.pdf">http://www.municipiodebayamon.com/wp-content/uploads/2020/07/MODELO-AVISO-PUBLICO-DISPONIBILIDAD-PLAN-ANNUAL-PY-2020.pdf</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

For program year 2020-2021 the Municipality was awarded by HUD with a combined allocation of \$3,429,499 to undertake eligible activities for the CDBG, HOME and ESG Program. During the Preparation of the Plan the Municipality received a additional CDBG and ESG allocation to address the COVID 19 health Crisis. Although the funds will overlap program year 2020, they were recognized as 2019 resources.

The final 2020 allocation is distributed in the following form among the CPD Programs:

- CDBG Program: \$2,226,768
- HOME Program: \$1,007,659
- ESG Program: \$195,072

The municipality allocated the resources as follow:

## **CDBG**

- Re-payment of the Section 108 Loan: \$2,226,768

## **ESG Program**

- HMIS: \$5,000
- Rapid Rehousing: \$9,813
- Emergency Shelter: \$38,426
- Street Outreach: \$39,250
- Prevention: 83,076
- Administration Activity: \$19,507

## **HOME Program**

- Tenant Based Rental Assistance: \$151,187
- Homebuyer Activity: \$555,000
- Rehabilitation of Existing Housing Units: \$200,933
- Administration and Planning Activities: \$100,539 (waiver requested)

In addition to the HUD CPD Program allocations, as a Public Housing Agency under HUD Public Housing, the Municipality expects to receive

\$16,249,800 from the Housing Choice Voucher Program (HCVP), commonly known as Section 8 Program, for housing rent assistance purposes.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,226,768	0	0	2,226,768	0	Funds under the CDBG Program will be allocated to undertake housing and community development strategies within the jurisdiction
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,007,659	0	0	1,007,659	0	Funds under the HOME Program will be allocated to undertake affordable housing strategies within the jurisdiction

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	195,072	0	0	195,072	0	Funds under the ESG Program are invested in shelter and supportive services activities in order to stabilize the housing conditions of the homeless population.



General Fund	public - local	Acquisition Admin and Planning Conversion and rehab for transitional housing Economic Development Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Overnight shelter Public Improvements Public Services Rapid re-housing (rental assistance) Rental Assistance Services	1,000,000	0	0	1,000,000	0	General Local Funds
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		TBRA Transitional housing						
Section 8	public - federal	TBRA	16,249,800	0	0	16,249,800	0	Housing Choice Voucher Program Funds

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The Municipality of Bayamon has a very strong and effective public policy for public services and non-housing community development activities. In a fiscal year basis, the Municipality invest a significantly amount of its local resources to provide direct services to special needs population groups and non-housing community development needs. This investment of local resources complements the federal allocation for activities that address the housing, public service and community development needs of the low- and moderate-income population of Bayamon.

In addition, using the network of service entities for the Consolidated Plan Goals and Objectives, as lead agency the Municipality promotes the coordination and collaboration of all service parties to address the needs of the eligible population with available housing, social, community and supportive services resources within the jurisdiction. Using the previously network approach and leading the delivery of services toward the economically disadvantaged population, the Municipality is able to leverage its own local public resources with a series of resources available to address the needs of the general population, including those of low- and moderate-income levels.

In terms of complying with matching requirements, the Municipality must comply with the HOME Program matching dispositions. The HOME Program requires that the PJ’s must match every dollar of HOME funds used (except for administrative costs and CHDO predevelopment loans for projects that do not move forward) with 25 cents from nonfederal sources, which may include donated materials or labor, the value of donated property, proceeds from bond financing, and other resources.

The HOME statute provides for a reduction of the matching contribution requirement under three conditions: 1) fiscal distress; 2) severe fiscal distress; and 3) for Presidentially-declared major disasters covered under the Stafford Act.

The current Local financial system meets both criteria needed, under the HOME Program requirements, to be determined to be in severe fiscal distress. Also, due to the landfall of two (2) major natural disasters, the City was included in the covered area of two (2) Presidential declared major disasters. Due to the Corona Virus all jurisdiction in the USA were provided with a 100 percent reduction of the required match.

In terms of the ESG Program, the Municipality matches the 100% of the allocation through the investment of local funding for homeless purposes and a match requirement established to the nonprofit organizations that are allocated with the ESG Program funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

All municipal public facilities will be available to support activities included in the plan.

**Discussion**

In times of economic depression and restrictions, the Municipality must be effective in maximizing the use of all available resources within the community, in order to reach out to a larger number of low-income persons and communities. To achieve this programmatic goal, the Municipality of Bayamon must lead a network of community service agencies with allocated resources to address the socioeconomic, housing, community and supportive services needs of the economically disadvantaged population. By maximizing the use of available resources within the jurisdiction, the Municipality will be able to expand the base of population served and will expand the community areas reached out by the consolidated plan initiatives.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 6 – Goals Summary

#### Goal Descriptions

<b>2</b>	<b>Goal Name</b>	Acquisition of Existing Housing Units
	<b>Goal Description</b>	Economic assistance will be provided to eligible households for the acquisition of housing units.
<b>3</b>	<b>Goal Name</b>	Acquisition of abandoned and vacant buildings
	<b>Goal Description</b>	Financial Assistance to acquire and rehabilitate abandoned structures for affordable housing purposes
<b>5</b>	<b>Goal Name</b>	Provide Assistance to the Homeless
	<b>Goal Description</b>	Allocation of funds for the provision of housing and services to the homeless.

<b>6</b>	<b>Goal Name</b>	Provide Tenant Based Rental Assistance
	<b>Goal Description</b>	Provide TBRA to very low-income persons using Housing Choice Voucher Program Funds. Provide TBRA assistance to low income families with HOME Funds.
<b>11</b>	<b>Goal Name</b>	Repay existing loans
	<b>Goal Description</b>	Allocate CDBG funds for the repayment of the existing Section 108 loan.
<b>12</b>	<b>Goal Name</b>	Adequate Plan Administration of Programs
	<b>Goal Description</b>	Adequate Plan Administration of Programs

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

All the projects included on this section are consistent with the consolidated plan and were selected based on the need of the citizen of Bayamon. The following table includes a description of the proposed service activities that the Municipality of Bayamon will undertake as part of the Consolidated Plan strategy for the PY 2020:

### Projects

#	Project Name
1	SECTION 108 LOAN GUARANTEE REPAYMENT 2020
2	ESG20-Bayamon
3	Homebuyer 2020
4	Acquisition of abandoned and vacant buildings 2020
5	HOME TBRA 2020
6	HOME Program Administration 2020
7	Housing Choice Voucher Program 2020
8	Public Work Local Funds 2020

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of the included housing and non-housing activities responds to the priority needs resulted from the Consolidated Plan Needs Assessment Section. As per obstacles to addressing underserved needs, for the Municipality, the lack of sufficient federal funding resources continues to be the main obstacles to reach out and address the needs of the underserved population.



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	SECTION 108 LOAN GUARANTEE REPAYMENT 2020
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Repay existing loans
	<b>Needs Addressed</b>	Section 108 Repayment
	<b>Funding</b>	CDBG: \$2,226,768
	<b>Description</b>	Funds will be used for the payment of principal and interest of the Section 108 Loan.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Repayment of the existing Section 108 Loan including principal and interest. Funds will be leveraged with local funds.
<b>2</b>	<b>Project Name</b>	ESG20-Bayamon
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Provide Assistance to the Homeless
	<b>Needs Addressed</b>	Homeless Population
	<b>Funding</b>	ESG: \$195,072
	<b>Description</b>	ESG funds will be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance. ESG funds will also be used for the provision of assistance to the homeless population or persons at risk of becoming homeless. In addition, the municipality will use ESG-CV for non-congregated shelters.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	With the Formula ESG funds the Municipality will benefit a total of 41 individuals and families.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	The ESG funds will support the following: <ul style="list-style-type: none"> <li>• HMIS: \$5,000</li> <li>• Rapid Rehousing: \$9,813</li> <li>• Emergency Shelter: \$38,426</li> <li>• Street Outreach: \$39,250</li> <li>• Prevention: \$87,953</li> </ul> Administration Activity: \$14,630
<b>3</b>	<b>Project Name</b>	Homebuyer 2020
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Acquisition of Existing Housing Units
	<b>Needs Addressed</b>	Adequate Housing Affordable Housing
	<b>Funding</b>	HOME: \$555,000
	<b>Description</b>	Provision of grants for the Acquisition of Housing Units.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 20 families will benefit from the activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Funds will be used for down payment and closing assistance and for other project costs.
<b>4</b>	<b>Project Name</b>	Acquisition of abandoned and vacant buildings 2020
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Acquisition of Existing Housing Units
	<b>Needs Addressed</b>	Adequate Housing Affordable Housing
	<b>Funding</b>	HOME: \$200,933
	<b>Description</b>	Funds will be used for the acquisition of foreclosed, abandoned and other housing units.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 2 families will benefit from the activity.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Funds will be used for acquisition and rehabilitation of existing units and for eligible project costs.
5	<b>Project Name</b>	HOME TBRA 2020
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Provide Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Adequate Housing Affordable Housing
	<b>Funding</b>	HOME: \$151,187
	<b>Description</b>	Funds will be used for TBRA to address the need of those displaced by the economic impact of the COVID 19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 14 families will benefit from the Activity.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Provision of tenant based rental assistance and other eligible costs as authorized by the CARES Act.	
6	<b>Project Name</b>	HOME Program Administration 2020
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Adequate Plan Administration of Programs
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$100,539
	<b>Description</b>	Funds are allocated for the administration of the HOME Program.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Funds will be used to administer the HOME Program funds.
<b>7</b>	<b>Project Name</b>	Housing Choice Voucher Program 2020
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Provide Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Adequate Housing Affordable Housing
	<b>Funding</b>	Section 8: \$16,249,800
	<b>Description</b>	Funds will be used for TBRA under the Housing Choice Voucher Program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 2,213 persons will benefit from the activity.
	<b>Location Description</b>	Citywide to eligible households.
	<b>Planned Activities</b>	Provision of TBRA assistance with Housing Choice Voucher Program funds.
<b>8</b>	<b>Project Name</b>	Public Work Local Funds 2020
	<b>Target Area</b>	Bayamon Citywide
	<b>Goals Supported</b>	Acquisition of Existing Housing Units Acquisition of abandoned and vacant buildings Provide Assistance to the Homeless Provide Tenant Based Rental Assistance Repay existing loans Adequate Plan Administration of Programs
	<b>Needs Addressed</b>	Adequate Housing Affordable Housing Community Public Improvements projects Community Public Facilities projects Planning and Administration

<b>Funding</b>	General Fund: \$1,000,000
<b>Description</b>	Local Funds will be use for public works, infrastructure and services activities.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 170,480 persons will benefit from the activity.
<b>Location Description</b>	Citywide.
<b>Planned Activities</b>	Provision of services, housing, public works.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

All activities included in the planned program year, are based in individual and/or families income eligibility. No activity proposed to be undertaken is based in geographic area eligibility. d not the eligibility of the area. All CPD Program funds invested will benefit low income persons.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Bayamon Citywide	100
Bayamon Low Income Areas	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

None of the activities funded in the planned annual plan were based in geographically location.

### **Discussion**

As previously stated, the activities included in the Annual Plan are activities which eligibility requirements are based in the individual and/or families income level and not in the geographic area income eligibility. Therefore, all participants have to comply with the income level requirements or in the case of special needs population will be presumed its income eligibility for the activity.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The provision of affordable housing opportunities for low and moderate-income persons is one of the most important goals of the Consolidated Goals strategy. In order to achieve this goal, the Municipality will invest available resources in various service activities with the objective of addressing the needs of affordable and adequate housing for low income individuals. Specifically, the Municipality will undertake tenant-based rent activity (TBRA) services through the Section 8 Program and HOME Program, will promote homeownership opportunities with the HOME Program funds and will support transitional housing activities with ESG resources and/or available Continuum of Care funds within the community. Through the described activities, the Municipality will address the cost burden problem of eligible income households that are experiencing financial tightness due to high housing costs. Providing these resources, the Municipality looks to stabilize the housing conditions of these individuals while maintain them in a secure and decent housing unit.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	9
Non-Homeless	2,249
Special-Needs	0
Total	2,258

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	2,242
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	14
Total	2,258

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The strategy regarding the consolidated plan affordable housing goals is directly related with the availability of resources to provide financial assistance toward the occupancy of a housing unit by a low-income household. The Municipality of Bayamon promotes the investment of HUD federal resources in the provision of real affordable housing opportunities for low- and moderate-income persons. The investment of these funds has the effect of alleviating the cost burden problem that many economically disadvantaged people have and that makes it harder to maintain a stable and secure housing unit. This approach facilitates the Municipality to advance its policy of assuring the most vulnerable population



groups with the services they need in order to occupy a housing unit within Bayamon.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The public housing initiatives within the Municipality of Bayamon are carried out through two (2) different strategies: the Public Housing Projects undertaken by the State Government and the Housing Choice Voucher Program (HCVP), undertaken by the Municipality.

As per the strategy of public housing complexes, the Puerto Rico Public Housing Administration (PR-PHA) is the lead agency in promoting the State public policy and fostering the correspondent service strategy. Generally, the PR-PHA uses private managerial firms to administer the daily operation of these housing projects. In terms of the HCVP, commonly known as Section 8 Program, the Municipality of Bayamon acts as a Public Housing Agency for the rent assistance program purposes.

Under this described scenario, the Municipality acts as a partner of the PR-PHA and of the private managerial firm in overseeing that the public housing communities receive the adequate housing and community development required services, while the basic and essential public service needs are provided by the Municipality. In addition, the Municipality acts as the management agency for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

In this Section of the Annual Action Plan, the Municipality will describe how it will support the actions of the private public housing managerial firms in addressing the housing, community development and public service needs of the public housing population within the Bayamon jurisdiction.

### **Actions planned during the next year to address the needs to public housing**

In order to address the needs of the public housing residents, during the planned program year the Municipality will continue to provide the basic and essential public services requested by the public housing communities and their population. Among the services the Municipality will make available to this low-income population are health services, public security programs, sports and recreational activities, pre-scholar and educational services, job training activities, solid waste disposal services, among other basic and essential programs to the general population, including public housing residents. Through these direct services, the Municipality improves the living environment and conditions of the Public Housing residents.

In addition, as a PHA for the Section 8 Program, the Municipality will continue to provide financial assistance for rent purposes for very low-income renter households.

### **Actions to encourage public housing residents to become more involved in management and**

## **participate in homeownership**

The responsibility of encouraging public housing residents to become more involved in management and participate in homeownership is from the PR-PHA. The Municipality will support the agency efforts through the two (2) initiatives included in the State Plan for these purposes, providing financial assistance to undertake feasibility studies for the conversion from rental to ownership units; and through the provision of technical assistance to residents to build administration capacity.

## **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

As a long standing PHA, under the HCVP dispositions, the Municipality of Bayamon has built reliable managerial skills for the compliance of the program requirements. This organizational capacity facilitate that the Municipality implements acceptable management, fiscal, programmatic and regulation actions to effectively manage the Section 8 Program.

Using the described management capacity, the Municipality will provide technical assistance for the preparation of corrective action plans and capacity building actions with the objective of improving the managerial and technical skills of the PR-PHA staffers. The objective behind this action is to improve the agency performance in its tasks of administering the public housing funds in Puerto Rico, if it is designated as troubled.

No financial assistance will be provided for these purposes due to, as previously stated, it's the State Government responsibility to manage the public housing policy in Puerto Rico.

## **Discussion**

The Municipality acts as an agency partner to the State Government for the public housing strategy and as a Public Housing Agency (PHA) for the Section 8 Program. As for the public housing complexes, the Municipality provides support to the State public policy, by providing basic and essential public services to the public housing population.

As a PHA under the Section 8 Program, the Municipality manages the daily rental housing activities provided to very low-income households. Through this initiative, the Municipality provide safe, good quality private market housing units to low income households and through these services protect and expand the base of affordable housing units available to address the needs of the low-income population group.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The ESG Program Design of the Municipality of Bayamon includes a collaborative approach between the Housing and Community Development Department, the Planning and Federal Administration Office, the Comunal Services Department, Nuevo Amanecer Program, and nonprofit organizations providing services to the homeless population within the jurisdiction. This collaborative effort is supported by the allocation of ESG Program funds to the organizations through a competitive process. The process is managed to select the most capable organizations to provide the required services by the homeless population and to assist the Municipality in its responsibility to reach out to a larger number of participants.

In addition, the design allows the opportunity to the Municipality to use additional resources available among the consolidated parties which maximizes the investment of the funds and the range of services provided to eligible individuals.

In terms of services, the Municipality bases homeless services in a multi-strategy perspective with the objective of covering all service needs of the homeless population. Among the service elements included are the following:

- Outreach, intake, and assessment to identify the individual's personal and housing needs and link to the appropriate services.
- Emergency shelter to provide an immediate and safe alternative to sleeping on the streets, especially for homeless families with children.
- Transitional housing with supportive services to develop the needed skills development to be permanently housed.
- Permanent and Rapid Re- Housing with supportive housing to provide individuals and families with an affordable place to live with services, if needed.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Municipality of Bayamon will reach out to homeless person through the Municipality's outreach *Nuevo Amanecer Program* and rapid re- housing program. This program allows the Municipality the opportunity to reach out homeless individuals of the Municipality and quickly re-house them in emergency shelters or any other modality of housing. The Municipality adopts a collaborative approach to better serve the population in which coordinating services with State Government, Nonprofit Organizations, Faith Based Organizations, Community Based Organizations, Private Sector Organizations

and other interested parties are key to address the needs of the homeless persons and prevent additional households from experiencing homelessness in a future.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Municipality of Bayamón will continue to assist local based community organizations with ESG resources for the intake of homeless persons in emergency and transitional housing facilities. The financial support provided to these organizations promotes the network and collaboration approach needed to implement the Consolidated Plan strategies and strengthen the organizational capabilities of the nonprofit sector to continue providing services to the homeless population. Emergency and Transitional Housing services will be provided through the following Organizations:

- **Teen Challenge – *Albergue el Nuevo Comienzo*** will provide immediate shelter and essential services for a maximum of 90 days. Some of the services provided to the homeless population include case management, life skills training, health and mental health services, substance abuse treatment, transportation education services, employment assistance and job training.
- ***Coalicion de Coaliciones- Hogar Amparo*** project will provide temporary housing for two years or less. This type of housing requires the individual to receive supportive services. The program is designed to promote the independence and self-sufficiency of participants in which they learn how to manage budget and improve life skills. Some of the services include case management, health and mental health services, substance abuse treatment, transportation education services, employment assistance and job training.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Municipality of Bayamón will support homeless persons make the transition to permanent housing and independent living, making ESG, CDBDG and HOME resources available to assist the homeless population. Homeless prevention services will be addressed using the Municipality of Bayamón ESG funds to assist low-income individuals and families avoid becoming homeless.

Additional to the local service providers the Municipality will coordinate Emergency, Transitional and Permanent housing services with other service providers to move participants to independency and self-sufficiency. Currently, the CoC- 502 has (13) emergency shelters; including three domestic violence

providers; (13) transitional housing with supportive services, and (38) permanent housing with supportive services including (15) projects for rapid re-housing services. A total of 2,241 year-round beds are available within the CoC-502 area including (783) beds for chronic homeless, (180) beds for homeless veterans and (23) beds for homeless youth. Services will be provided upon the needs of the participants and the availability of beds in the HMIS System.

The CoC-PR502 directory attached to this document will be used as a reference to refer for services.

In addition, the Municipality will adopt the strategies to reduce the period of time individuals and families experiencing homelessness included in the CoC's Written Standards including:

- Establish as a top priority permanent housing for homeless with the longest time.
- Adopt a "Housing First" and Low Barrier approach.
- Coordinate with the Coordinated Entry System (CES) using the Vulnerability Instrument, focusing on, and placing Chronic Homeless (CH) with priority.
- Coordinate efforts with Permanent Housing (PH) authorities, the PR Department of Housing and other stakeholders to promote Permanent Supportive Housing participants that no longer require intensive supportive services to move to other housing arrangements.
- Ensure that services are provided to those with the greatest need.
- Collaborate in establishing the Chronic Functional Zero Committee.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Homeless prevention services will be addressed through the allocation of ESG Program funds to assist low-income individuals and families avoid becoming homeless. The services are designed to assist eligible household on the brink of homelessness to remain in its current housing unit. For the Municipality, it is typically far more cost effective and less disruptive to a household to prevent homelessness than to provide shelter and then address the re-housing assistance needs once housing has been lost. The financial assistance provided includes payment for rent and utility arrears, short and medium-term rental assistance

## **Discussion**

The Municipality of Bayamón will continue efforts to expand and strengthen the collaboration relationship with the Community Based Organizations and other Municipalities homeless service providers. The approach and actions undertaken allows the Municipality to maximize the availability and

accessibility of more comprehensive supportive services for the homeless population.

In addition, the local government structure will address the needs of prevention and rapid re-housing services for households at risk of becoming homeless and/or the households experiencing a homeless episode. The Municipality will invest its ESG Program resources to stabilize the housing conditions of the households and assist them to maintain and preserve their housing unit.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

As a result of the preparation of the Market Analysis and Strategic Plan Section of the 5-year Consolidated Plan, the following are the barriers identified by the Municipality for Affordable Housing:

- Ineffective permits and approval systems
- High Cost of Land
- Lack of available resources for affordable housing purposes

The identified barriers have a direct impact in limiting the possibilities and opportunities for the development of affordable housing actions. Therefore, the Municipality must be aware of the level of impact and work toward minimizing the affect that this impact will have in promoting the affordable housing strategy.

The Municipality of Bayamon is committed to affirmatively furthering fair housing and overcoming the above described barriers. These efforts have resulted in the creation of effective policies and development of specific actions that assist our efforts to achieve the goals and objectives to overcome barriers to affordable housing and support for projects that counter the negative effects of public policies.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As part of the State Government Public Policy, the State Permits Office has a permits protocol that is applied to the Island permits process. As a recognized Autonomous Municipality, with hierarchy to manage its own permits process, the Municipality of Bayamon works in close collaboration with the State Government and has established a working link with this Agency to address any issues among the Local and State policies.

The Municipality continues to assume the delegated responsibility of managing its Municipal Permits Office and will continue implementing a faster track approach to permits processes within its jurisdiction. In those instances where the Municipality has limited intervention, a direct coordination process with the State jurisdiction will be undertaken to address the permits needs for projects interested to be developed within the City's limits.

The Municipality will continue to encourage the use of this incentive to promote the revitalizations and rehabilitation of low income communities and expand the production of affordable housing projects



within the City.

Having control of the permits process and creating special zoning districts to address the high cost of land, the Municipality will increase its efforts in obtaining new funding streams for affordable housing purposes. These funds will facilitate the availability of construction incentives to affordable projects. These incentives will be eventually applied to the housing unit cost in order to decrease the price of acquisition of the units and make them affordable for low income population.

**Discussion:**

The Municipality of Bayamon is providing local and federal resources to help families without resources to acquire, rent or maintain an affordable housing unit. As stated above, the Municipality has developed specific actions that facilitates achieving the goals and objectives that address the housing needs of low and moderate income populations within the local jurisdiction. These housing goals are aimed at creating the opportunity for adequate, affordable, accessible housing for eligible income persons through actions and strategies to overcome public policies that could represents barriers for affordable housing activities.

**Additional Resources**

During program year 2020 the Municipality will have access to FEMA Public Assistance funds that will be used for the recovery process of reconstructing the public facilities and infrastructure damaged by hurricanes Irma and Maria. The Municipality estimates that approximately \$6,659,685 will be available from FEMA PA funds to be used for ther rehabilitation of 19 public facilities including, the Municipal Library, Baseball Academy, the Francisco Oller Museum, Ciudad Dorada, and multiple roads citywide.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following Section describes the planned actions or strategies that the Municipality of Bayamon will pursue in the next year to:

- Address underserved needs
- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

The Municipality will establish effective practices to ameliorate the effect that existing rules and regulations has as potential barriers to affordable housing. Using the most of the local hierarchy's provided by the Autonomous Municipality's Law, Bayamon will work with efficient approaches to advance the affordable housing agenda proposed through this Consolidated Plan.

### **COVID19**

The Municipality will collaborate with the State and the private sector to address the health crisis of the Virus.

### **Actions planned to address obstacles to meeting underserved needs**

The term “underserved populations” means groups of individuals who fall within one or more of the categories protected under the Fair Housing Act and who are:

- of an immigrant population (especially racial and ethnic minorities who are non-English speaking or have limited English proficiency);
- in rural populations;
- homeless;
- persons with disabilities (e.g., physical or mental) who can be historically documented to have been subject to discriminatory practices not having been the focus of federal, state or local fair housing enforcement efforts;
- persons in areas that are heavily populated with minorities where there is inadequate protection or ability to provide service from the state or local government or private fair housing organizations, or
- populations that have faced generational economic disadvantage, job dislocation, or other

forces that prevent them from achieving individual and family self-sufficiency.

Characteristics of the underserved population may include fixed incomes, unemployment or underemployment, living in aging housing stock, language barriers, and physical limitations to access services. The Municipality will strive to overcome the three main obstacles of the underserved by the following initiatives:

**Leveraging its resources:** The Planning and Federal Affairs Office will continue collaborating and coordinating with community-based organizations and other public agencies with available resources in order to maximize the use of these funding sources toward the low and moderate income individuals. In addition, the Office will request funding through the request of proposals process to other funding sources within the State and/or Federal Government structure.

**Assisting households increase their income and assets:** The Municipality will continue to fund public services including job training programs and other assistance programs (WIOA, Economic Development) to assist individuals secure a job to increase their family income.

In addition, the Municipality will make available housing financial incentives in order to address the cost burden effect that the cost of housing have in low income households within the City.

**Making housing and supportive services available for the underserved:** The Municipality will prioritize housing and supportive services to those most in need population segments, including populations with special needs.

#### COVID 19

Using other resources the Municipality will provide safety equipment, supplies and food to the underserved. This action will be undertaken using municipal employees that will visit all communities citywide.

#### **Actions planned to foster and maintain affordable housing**

The Municipality will be providing financial subsidies for rehabilitation and preservation purposes; rent purposes and homeownership purposes. These financial tools will assist the jurisdiction to maintain and expand a healthy, stable and secure stock of affordable housing units.

With HUD funds the Municipality will foster and maintain affordable housing with the following activities:

- HOME Program - Provide funds for down payment and closing costs assistance, Use the funds for acquisition, rehabilitation of abandoned and foreclosed units, and Tenant Based Rental

Assistance.

- ESG- Will provide funds for Rapid Rehousing and Prevention activities
- Housing Choice Voucher Program- TBRA assistance will be provided to extremely low-income households.

### **Actions planned to reduce lead-based paint hazards**

As per the PY 2020, the Municipality will take actions to reduce lead-based paint hazards within the programmatic activities funded with federal monies. All activities undertaken by the City with CPD funds, needs to comply with the Lead Based Paint regulations. The level of compliance varies between the different activities and the amount of funds invested. The following summarizes the action to be taken to address lead-based paint hazard in CPD activities:

- Housing Rehabilitation Less than \$5,000 in HOME Program assistance - notification, deteriorated paint identification, repair surfaces disturbed during rehabilitation, safe work practices.
- Housing Rehabilitation more than \$5,000 less than \$25,000 in HOME Program assistance- notification, paint testing and risk assessment, safe work practices, abatement.
- Demolition Activity UNDER home Program- paint testing and risk assessment, safe work practices, certification of clearance.
- TBRA (HOME), Rapid Rehousing and Prevention under ESG and Section 8 Programs- notification and visual assessment.

### **Actions planned to reduce the number of poverty-level families**

To reduce the number of poverty-level families, the Municipality rely in the effective implementation of the following actions, included in its Anti-poverty strategy:

#### **Increasing Income Level**

- Provision of training subsidies to low income eligible participants with occupational skills development needs;
- Provision of salary subsidies to Bayamon base employers for the provision of work skills development needs;
- Fund job training and educational programs to increase a person's potential income using WOIA and Local Funds;
- Work with businesses interested in establishing in Bayamon in order to provide them with

incentives and expedite permit process.

### **Acquiring Assets**

- Provide direct homeownership assistance to potential homebuyers to help increase a household's assets
- Provision of housing subsidies to low income households for rent purposes;
- Promote local public and private investment to improve community infrastructure systems within low income neighborhoods;
- Promote pre-educational service activities to low and moderate-income families;

### **Actions planned to develop institutional structure**

The Municipality will continue developing the institutional structure during the daily actions undertaken to advance the consolidated agenda and strategies. Through open and trustful communication channels among all community's partners and periodic working meetings the Municipality will improve the quality and reliability of the service structure to address the needs of the low and moderate income persons. In carrying out most of the activities that comprises the Consolidated Plan, the City utilizes its own departmental structures, alliances with the State Government, and the private sector including banks, developers and non-profit entities.

In the case of the HOME Program the Municipality works with the Private Banking Sector in order to facilitate the financing of existing housing units. As part of the activities to be undertaken during this program year we will closely work with the mortgage bankers in order to identify foreclosed properties that can be acquired and rehabilitated. We expect the private sector to be a continuing driving force in the implementation of the HOME program.

### **COVID 19**

The Municipality will collaborate resources with the State in order to reduce the health and economic impact of the COVID.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

As stated in the previous item, trustful and open communication levels, periodic working meeting and sessions, effective referrals methods, continue oversight activities are some of the actions that the Municipality will take to improve and enhance the coordination level among all the community's public and private housing and social service agencies within the local jurisdiction.

With respect to economic development, the Municipality will enhance coordination with the private industry, businesses, developers and social services agencies through the WIOA Local Workforce Board,

a private sector lead board created to promote the occupational and job development skills to low income persons and that integrates the WIOA mandatory public service partners as part of its composition.

In addition, the Municipality will continue to build a friendly business environment through effective public policies that will attract new business venture to establish their operations in Bayamon or facilitate the operation expansion of existing business activity.

The Municipality will continue the collaboration with public and private housing and social services including the following:

- Puerto Rico Department of Housing - For the continuation of the implementation of NSP activities and CDBG-DR activities.
- PRPHA - with the provision of services to low income residents of Public Housing Projects.
- State Section 8 Program- to coordinate the implementation of the affordable housing strategy.
- Puerto Rico Housing Finance - with the leverage of funds for the development of affordable housing.
- Puerto Rico Department of the Family- with the provision of assistance and services to special populations.
- COR3 for the implementation of Hurricane Maria Recovery.

**Discussion:**

The Municipality will continue managing its Consolidated strategies to foster affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop institutional structure, and enhance coordination. Through an enhance coordination and collaboration process, the Municipality will continue to address the housing, social and community development needs of all the low-income population groups and will promote a partnership environment among all the consolidated service community.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

This Section includes a description of the Specific Program requirements that the Municipality of Bayamon will meet for the CDBG, HOME and ESG Programs. The appendix section includes the ESG (COVID) Standards. For the HOME program we also include the report prepared to determine the 95 percent of the median area purchase price for single family housing in the jurisdiction.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

No other form of investment will be used during PY 2019.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See HOME Standards attached.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See Home Standards attached.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debts.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

See the attached ESG Standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The coordinated entry system (CES) is the PR-502 is a centralized process designed to coordinate the program participant intake assessment and provision of referrals. The PR-502 CES, administered by the Community Based Organization *Solo por Hoy*, provides services in the 24 Municipalities that covers the Continuum of Care CoC-502 geographic area it is easily accessed by individuals and families seeking housing or services.

The CES provides assessment and coordination of services through a toll-free number, an easy access office, mobile unit and partner two hub offices to ensure coverage of the entire area. The coordinated entry system reaches people who are least likely to apply homelessness assistance in the absence of special outreach by establishing partnerships with Community- Based Organizations,



Government and Local Municipalities. The CES personnel systematically visit municipalities with a Case Management Mobile Unit and maintain a close relationship with community leaders, mayors, hospitals, corrections and the justice system to reach people who are least likely to apply homelessness assistance. The CES includes a comprehensive and standardized assessment tool to provide an initial comprehensive assessment of individuals and families for housing and services. It also includes a specific policy to guide the operation of the CAS to address the needs of individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking, but who are seeking shelter or services from non-victim specific providers.

The CES utilizes VI-SPDAT for individuals and families as well as TAY-VISPDAT for Transition Age Youth to determine vulnerability. It is guided by the COC Written Standards and prioritizes by chronically homeless and time of homelessness as approved by the COC. Referrals to projects are generated in real-time and documented in HMIS within 24 hours.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

See the attached ESG Standards. The Municipality selects projects for funding through a competitive request for proposal process. The process allows making awards for 12-month contract with non-profit organizations for Emergency Shelter facilities including essential services. To participate in the process organization must be present a proposal to the Municipal Planning Office describing the budget, scope and expected outcomes.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Municipality meets the homeless participation requirement. It is a requirement for all of our service providers under Essential Services that they provide for participation of a homeless person or formerly homeless on the board of directors (or other equivalent policy-making entity) to which the organization is attached.

5. Describe performance standards for evaluating ESG.

As required by the regulations, Performance Standards have to be developed to provide a measure for the Recipients and the C-o-C to evaluate each sub-recipient or service provider's effectiveness on how well they succeeded at:

- Targeting those who need the assistance most;
- reducing the number of people living on the streets or emergency shelters;
- shortening the time people spend homeless; and,

- reducing each program participant's barriers or housing stability risks.

The Municipality develops, in coordination with the Puerto Rico Balance of Commonwealth CoC, PR-502, the performance standards regarding the ESG Program Year. This coordination is undertaken through a consultation process required by the ESG Program Interim Regulation.

**MUNICIPALITY OF BAYAMON ESG STANDARDS****1. Policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG)**

To evaluate eligibility of individuals and families a case manager of the Municipality of a subrecipient will interview the applicant in accordance with the ESG program requirements. The initial assessment of the applicant will be completed using the centralized assessment system developed by the CoC (this system is under preparation). This initial assessment will determine the potential eligibility of the client, the kind and amount of assistance that the client needs in order to stabilize its housing condition. The initial assessment must be conducted in accordance with the requirements set forth under 24 C.F.R. 576.400(d) and these written standards. The interview will be conducted at the street level or at the offices where the services are provided.

All ESG assisted individuals and households must meet the definition of homelessness as established by HUD. The most recent HUD Homeless Definition was published on December 5, 2011. All ESG assisted individuals and households must be literally homeless or have incomes below 30% of the Area Median Income (AMI) as shown in the following table:

ESG program Income Limits							
1 Person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
7000	8000	9000	10000	10800	11600	12400	13200

The above table will be revised every year with the presentation of the Plan.

Income will be determined using the Section 8 definition of income found in 24 CFR Part 5 and all documentation will be verified with third party documentation. All ESG assisted individuals and households must be residents of the Municipalities that compose the CoC.

During the application process, the applicant must demonstrate that no appropriate housing options are available, that the household lacks the financial resources to obtain immediate housing or remain in its existing housing; and the household lacks support networks needed to obtain immediate housing or remain in its existing housing. The case manager must document the above elements.

Case managers must assist each program participant, as needed, to obtain appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; housing stability case management; and other Federal, State, local, or private assistance available to assist the program participant in obtaining housing stability including:

- Medicaid
- Supplemental Nutrition Assistance Program
- Women, Infants and Children (WIC)
- Federal-State Unemployment Insurance Program
- Child and Adult Care Food Program, and
- Other mainstream resources such as housing, health, social services, employment, education

**2. Standards for targeting and providing essential services related to street outreach;**

The following are the minimum policies for Street Outreach activities funded with ESG funds:

**Targeting/Engagement:**

Providers of Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station airport or camping ground.

**Assessment/Service Provision/Referral/Prioritization:**

Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered the following Street Outreach services, as needed and appropriate: engagement, case management, emergency health and mental health, transportation services.

When appropriate based on the individual's needs and wishes, the provision of or referral to rapid rehousing services that can quickly assist individuals to obtain safe, permanent housing shall be prioritized over the provision of or referral to emergency shelter or transitional housing services.

**3. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g., victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest;**

The following are the policies for Emergency Shelter activities funded with ESG funds:

**Admission:**

Providers of Emergency Shelter services shall admit individuals and families who meet the HUD definition of "homeless," as specified in 24 CFR 576.2 (1, 2, 3 & 4) and agencies' eligibility criteria.

**Assessment:**

Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered Emergency Shelter services, as needed and appropriate.

**Prioritization/Diversion/Referral:**

When appropriate based on the individual's needs and wishes, the provision of or referral to Homeless Prevention or Rapid Rehousing services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter or Transitional Housing services.

**Reassessment:**

Program participants will be reassessed as case management progresses, based on the individual service provider's policies.

**Discharge/Length of Stay:**

Program participants shall be discharged from Emergency Shelter services when they choose to leave or when they have successfully obtained safe, permanent housing. Any Length of Stay limitations shall be determined by the individual service provider's policies and clearly communicated to program participants.

Referrals are done at the judgment of the case manager. Every eligible program participant or program participant household is to be assigned a case manager who has experience in working with people who are homeless as well as people at-risk of homelessness. The case manager must work directly with each program participant or program participant household, meeting no less than once per week. The case manager is responsible for ongoing evaluation of the eligibility for services of each program participant and for the type of services for which they are eligible. The case manager is responsible to determine the type of service needed and the amount of financial assistance required for each program participant.

Discharge is done when the participant no longer requires program services or when the maximum length of stay is reached (for individuals the maximum is 90 days; there is no maximum for households/families). Termination of services prior to completion of service plan may occur if the participant violates program standards, misrepresents eligibility status, violates the shelter agreement, engages in criminal activity, etc. Participants who are terminated cannot re-apply for services until all outstanding issues are cleared to the satisfaction of the Municipality of Bayamón.

**Safety and Shelter Safeguards for Special Populations:**

Safety and Shelter Safeguards shall be determined by the individual Special Population service provider's policies and clearly communicated to program participants.

**4. Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter;**

ESG funds will be used to provide essential services to individuals and families who are in an emergency shelter. Essential services for participants of emergency shelter assistance can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

ESG sub-recipients are responsible to assess an individual or family's initial need for emergency shelter and must re-assess their need on an ongoing basis to ensure that only those individual or families with the greatest need receive ESG funded emergency shelter assistance.

Upon completion and implementation of the CoC's centralized or coordinated assessment system, ESG recipients shall be required to use that system to help determine an individual or families need for emergency shelter or other ESG funded assistance.

**5. Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers; other homeless assistance providers; and mainstream service and housing providers (see § 576.400(b) and (c) for a list of programs with which ESG-funded activities must be coordinated and integrated to the maximum extent practicable);**

The primary coordinative body for implementation of the ESG program will begin with Balance of State Homeless Coalition. The CoC typically meets monthly and has a diverse membership of housing service providers, support service providers, government agencies, and private/public organizations. The Continuum also has subcommittees to spearhead special initiatives such as drafting policies, forms and evaluation tools for review by the membership and approval of the Board. The Continuum will be consulted to identify annual ESG funding priorities, recommend programs that meet funding priorities, and participate in audits to help evaluate ESG agency performance.

The Municipality's designated housing support service provider(s) will coordinate with referral agencies to link clients in need of housing assistance to other services and shelters.

The Municipality will maintain its working relationship with the Puerto Rico Department of the Family. This State agency provides a major mainstream benefit resource for long-term housing stability.

The Municipality's designated housing support service provider(s) must have a strong knowledge and working relationship with local social service agencies, employment centers, shelter providers and supportive service programs (i.e., food pantries, transportation, health care, daycare, medical, legal, credit counseling, etc.).

The designated housing support service provider(s) must have a strong knowledge and working relationship with other agencies targeting housing services for homeless/low-income families including but not limited to Shelter Plus Care, Supportive Housing Program, Homeless Housing and Assistance Program, Veterans Assistance and Supportive Housing Program, Low Income Housing Tax Credit projects, Community Housing Development Organizations, and Section 8.

**6. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance;**

**Homeless Prevention**

Eligible clients for homeless prevention services are individuals or families meeting the definition of at-risk of homeless under 24 CFR576.2 with household incomes below 30% AMI of HUD's annual income limits. Clients receiving homeless prevention assistance must provide case managers with



information and/or documentation in order to demonstrate that they have no other persons/support systems to help them with maintaining their current home, or prevent them from entering a shelter. Case managers must maintain documentation that demonstrates they connected the client with other mainstream programs to help client sustain permanent housing. Clients receiving more than one month of financial assistance must develop an individual service plan in consultation with the case manager. The case manager must maintain documentation of efforts to help obtain employment and/or employment readiness training for client and/or persons living in client's household who are able to enter the workforce.

The Municipality has established the following priority populations of homeless prevention clients. These priorities have been established because the population is deemed to have a higher probability of being successfully served, or there is a clear systems delivery gap for a particular population. It should be noted that these priorities are not meant to preclude other eligible persons from receiving assistance.

Priorities:

1. Fleeing/Attempting to Flee Domestic Violence
2. Victims of certified disaster or emergency conditions
3. Families with children

#### **Rapid Re-housing**

Eligible clients for rapid re-housing services are individuals or families meeting the definition of homelessness under 24 CFR576.2. In order to ensure ESG funds are the most appropriate source of funding, case managers must document client's readiness to reside in permanent housing (low demand for housing support services). Clients approved for rapid re-housing services must find a unit that meets rent reasonableness standards, does not exceed HUD's Fair Market Rent within 60 days of client's approval date for services. Clients receiving more than one month of financial assistance must develop an individual service plan in consultation with the case manager.

The City has established the following priority populations of rapid re-housing clients. These priorities have been established because the population is deemed to have a higher probability of being successfully served, there is a clear systems delivery gap for a particular population, and it will enhance the Continuum's goal of quickly transitioning homeless persons from shelters to permanent housing.

Priorities:

1. Families with children living in a car or in other place not suitable
2. Veterans and families with a member who is a veteran.

**7. Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance;**

ESG funding will be used as last resort, least amount of assistance, least amount of time. ESG funds will neither be used to supplant other available resources to the client, nor will ESG funds be used to duplicate a resource provided in the same time period for the same cost type at the time of client requesting ESG assistance. Case managers will have to develop a household budget and identify the amount of ESG funds needed to help client maintain permanent housing. For clients receiving ongoing financial assistance, the case manager must develop a plan with the client to contribute up to 30% of household income towards ESG assisted activity. Case managers must obtain proof of payment from client and verify that client payment was received by the third party prior to paying out ESG funds.

Utility payments will be made for eligible persons with a utility shut off notice. Case managers must document that AAA or AEE acceptance of payment will guarantee the client's utility service for at least one billing cycle.

**8. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time; and**

See below (item 9)

**9. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receive assistance; or the maximum number of times the program participant may receive assistance.**

The Municipality will use the following standard for determining the type, amount and duration of housing stabilization assistance:

- (1) **Rental application fees.** ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
- (2) **Security deposits.** ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
- (3) **Last month's rent.** If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
- (4) **Utility deposits.** ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (5) of this section.
- (5) **Utility payments.** ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A



partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.

- (6) The Municipality may provide a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of the aforementioned.
- (7) **Moving costs.** ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

#### PERFORMANCE STANDARDS

The Municipality's definition of a successful outcome is:

- Homeless Prevention – Client avoided homelessness and maintained permanent housing for at least six months from date of last assistance
- Rapid Re-housing – Client obtained permanent housing within 60 days from date of approval and maintained permanent housing for at least six months from date of last assistance

To this end, the following performance standards have been established for the ESG program:

- Emergency shelter documents an average length of stay of less than 60 days
- At least 40% of emergency shelter clients are successfully transitioned to permanent housing units
- At least 60% of clients receiving street outreach services will access shelter
- At least 50% of rapid re-housing clients will obtain and maintain permanent housing
- At least 50% of homeless prevention clients will maintain permanent housing
- HMIS data quality reports will achieve an accuracy reporting rate of at least 90% Subrecipients expend 100% of ESG award and document verifiable eligible matching source(s)

In compliance with 24 CFR 576.405(a) every program year the Municipality will consult with the Puerto Rico State CoC (Concilio Multisectorial) to receive their input in on policies and decisions regarding any facilities or services that receive funding under ESG. The CoC board composition includes two former homeless persons. By consulting the CoC the Municipality is in compliance with the requirement of the Regulations.

## ESG Standards 7

MUNICIPALITY OF BAYAMÓN

MUNICIPALITY OF BAYAMON  
HOME PROGRAM  
SPECIFIC HOME PROGRAM LIMITS AND STANDARDS FOR PROGRAM YEAR 2015

RECAPTURE PROVISION

Housing units acquired with HOME program funds have to satisfy the affordability requirements for a time no less than the applicable period as indicated in the table that follows, beginning after a project has been completed and is occupied by an eligible family.

**The following recapture provisions apply to units acquired using HOME funds for down payment and closing costs assistance.** The HOME recapture provisions used permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

For the purpose of this plan the following definitions will be used:

- **Direct HOME subsidy** - is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down-payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price.
- **Net proceeds** - are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances the Municipality will recapture more than is available from the net proceeds of the sale.

During the affordability period, the following rules related to the buyers investment and the HOME program funds are applicable:

- The dwelling acquired with the HOME subsidy will be the sole residence of the participant, and will not be rented or use for other purposes.
- The participant will not engage the property to obtain a mortgage loan, or gift, or sell or exchange the property, without the written consent of the Municipality.
- The Municipality may inspect the property to assure that the participant is in compliance with these requirements during the affordability period of the property.
- The non-compliance with the terms and conditions mentioned in this provision will obligate the participant to reimburse the total amount of the subsidy to the Municipality.

I | HOME STANDARDS

HOME Program Standards 1

MUNICIPALITY OF BAYAMÓN

- The affordability period of the property will be as follows:

Homeownership Assistance HOME Funds per Unit	Affordability Period (years)
From 1,000 to \$14,999	5
From 15,001 to \$40,000	10
More than \$40,000.00	15

For the down-payment and closing costs assistance the Municipality will use the recapture option in which the Owner recover its investment first.

**When funds are sufficient to recover HOME and Participant Investment**

Under this in this approach, the Municipality will permit the homebuyer to recover their entire investment (downpayment, capital improvements made by the owner since purchase, and payment allocated to the principal portion of the loan) before recapturing the HOME investment. Any surplus amount will be distributed using the following formula:

$\frac{\text{Number of years homebuyer occupied the home}}{\text{Period of affordability}}$	X	Surplus amount
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If net proceeds are insufficient, the homebuyer may not receive their entire investment back, or the Municipality may not be able to recapture the full amount due under the recapture agreements from the net proceeds available. In instances where there are insufficient net proceeds to recapture the amount due, the Municipality is not responsible for repaying the difference between the amount of direct HOME subsidy due and the recaptured amount available from net proceeds.

In the following examples we demonstrate how the recapture method will be applied:

**HOME Program Standards 2**

**Example 1:**

A homebuyer receives \$30,000 in HOME down-payment assistance and provides \$10,000 of his or her own funds for down payment to buy a unit for \$125,000. After purchasing the home the homebuyer invests \$2,000 for capital improvements to the property. Two years into the 15-year period of affordability, the homebuyer decides to sell the home for \$130,000. The loan cancellation balance is \$83,000. The PJ's recapture provisions allow the HOME-assisted homebuyer to recover, from net proceeds, his or her entire investment in the property before the PJ recaptures any HOME subsidy. The \$130,000 will be distributed as follow:

- \$83,000 will be used for the cancellation of the mortgage loan
- The remaining amount or \$47,000 are the net proceed of the transaction (\$130,000 minus the loan cancellation amount \$83,000)
- The net proceeds will be distributed as follow:
  - The seller will recoup \$12,000 of its original investment
  - The Municipality will recover \$30,000 of the HOME investment
  - The remaining surplus of 5,000 will be distributed as follow:
    - \$4,333.33 to the Municipality
    - \$666.67 to the owner

**Example 2:**

A homebuyer receives \$30,000 in HOME down-payment assistance and provides \$10,000 of his or her own funds for down payment to buy a unit for \$125,000. After purchasing the home the homebuyer invests \$2,000 for capital improvements to the property. Two years into the 15 year period of affordability, the homebuyer decides to sell the home for \$120,000. The loan cancellation balance is \$83,000. The PJ's recapture provisions allow the HOME-assisted homebuyer to recover, from net proceeds, his or her entire investment in the property before the PJ recaptures any HOME subsidy. The \$120,000 will be distributed as follow:

- \$83,000 will be used for the cancellation of the mortgage loan
- The remaining amount or \$37,000 are the net proceed of the transaction (\$120,000 minus the loan cancellation amount \$83,000)
- The net proceeds will be distributed as follow:
  - The seller will recoup \$12,000 of its original investment
  - The Municipality is only able to recapture, from the remaining net proceeds, \$25,000 of its original \$30,000 investment. The Municipality is not responsible for repaying the \$5,000 difference between the recapture amount due and what is available from net proceeds.

There may be situations, particularly in growing markets with increases in property values, where the homebuyer desires to repay the whole amount of the HOME subsidy to the Municipality and requests cancellation of the soft second mortgage annotated as a lien on the fee simple ownership deed. In those cases, the appraised value of the property at the time of the request to the Municipality will be substituted for the "Sales Price" to compute the share of the equity recapture.

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MUNICIPALITY OF BAYAMÓN

For all cases the following requirements shall apply:

- The participants will pay all legal fees if he breaches any of the terms and condition of this provision.
- The participants will allow that the HOME subsidy will constitute a second mortgage to their property.

Specific documentation required to calculate HOME, and net proceeds:

- Housing Unit Sale Price (Settlement Statement)
- Homeowner Investments – evidence of down payment, closing costs, payments to principal, and any other capital investment to improve the housing unit (original Settlement Statement and Capital Expenditures Receipts)
- Once the documentation is presented, the Municipality will determine the amount of the recapture on a case-by-case basis.

Any proceeds received by the Municipality as a result of the sale transaction will be considered program income and will be used for eligible HOME activities.

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

- Refinancing will be limited to capital improvements without equity return. This restriction is necessary, as refinancing with cash return will have the effect of reducing the profit at resale thus violating the purpose of the resale provisions. In addition, a higher monthly payment after refinancing could represent a risk of foreclosure due to income adjustments.
- A requirement that the property will be used as the main residence of the homebuyer may not be leased, converted, sold, donated permuted to other such use without written consent of the Municipality.

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

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V|HOME STANDARDS

## HOME Program Standards 5



**Maximum Unit Cost**

Section 215(b) of NAHA requires that the initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds not exceed 95 percent of the area median purchase price for single family housing, as determined by HUD. In Section 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013, HUD established new homeownership value limits for HOME Participating Jurisdictions (PJs). This new Rule was effective August 23, 2013. The Municipality of BAYAMON will use the following unit costs that are based on the limits as published by HUD:

- Existing units \$119,000
- New Construction \$228,000

The HOME and ESG guidelines are included as an attachment.



## Attachments

## Citizen Participation Comments



**Gobierno Municipal de Rincón**  
Apartado 97  
Rincón, Puerto Rico 00677

**AVISO PÚBLICO**

El Municipio de Rincón está preparando el Plan de Cinco Años 2020-2024 y el Plan Anual del Programa de Sección 8 para el año fiscal 2020-2021. Este plan de acción contiene información sobre la operación, los programas y servicios al igual que como se atenderán las necesidades de vivienda de las familias participantes. También dicho documento incluye los objetivos y metas que han sido establecidos por el Municipio para la operación del Programa de Subsidio de Vivienda.

El Municipio invita a los Jefes de Familias y participantes del Programa a formar parte de su Junta de Participantes para que así tengan una oportunidad de participar en el proceso de planificación y preparación de este Plan. Las familias interesadas en pertenecer a la Junta deberán presentarse o comunicarse con la Oficina de Sección 8 del Municipio de Rincón durante horas laborales.

Las personas interesadas en emitir comentarios sobre este Plan, los podrán presentar personalmente o por escrito en la Oficina de Programa de sección 8 localizada en:

Dirección Física: Casa Alcaldía (Oficina de Recursos Externos)  
Calle Muñoz Rivera  
Rincón, Puerto Rico 00677

Teléfono: (787) 823-2180

Correo electrónico: [wmuniz@rincón.gov.pr](mailto:wmuniz@rincón.gov.pr)

Se le exhorta y se le invita a la ciudadanía en general a participar de la Vista Pública que se llevará a cabo el martes, 24 de marzo de 2020 a las 10:00 am en el Salón de la Legislatura Municipal, Segundo Piso, Casa Alcaldía. El propósito de esta audiencia pública es recoger comentarios adicionales sobre el plan.

El lugar seleccionado para realizar esta audiencia pública es de fácil acceso a personas con impedimentos físicos. De requerir asistencia especial deberán comunicarse con el Programa de Sección 8 antes del día de la Vista Pública.

El Plan y todos los documentos asociados estarán disponibles para ser examinados por el público en general, organizaciones sin fines de lucro y todos aquellos interesados. Dicho documento estará disponible para ser examinado en la Oficina de Recursos Externos durante horas laborales.

José M. Valle  
Secretario de Operaciones

Aprobado CEE-SA-2020-2826



**GOBIERNO MUNICIPAL DE BAYAMÓN**  
OFICINA DE PLANIFICACIÓN  
P.O. BOX 1588  
BAYAMÓN, PUERTO RICO 00980

**AVISO PÚBLICO**

A LA CIUDADANÍA DE BAYAMÓN SOBRE LAS AUDIENCIAS PÚBLICAS QUE SE CELEBRARÁN PARA PREPARAR EL PLAN ANUAL DE ACCIÓN DEL AÑO PROGRAMA 2020-2021 QUE PRESENTARÁ LA ADMINISTRACIÓN MUNICIPAL AL DEPARTAMENTO DE VIVIENDA Y DESARROLLO URBANO DE LOS ESTADOS UNIDOS (HUD).

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), ha otorgado anualmente a la Administración Municipal de Bayamón asignaciones de fondos bajo las disposiciones de los Programas CDBG, HOME y ESG. Los fondos asignados al Municipio son utilizados para desarrollar actividades de vivienda, desarrollo comunitario y servicios públicos para las personas de ingresos bajos y moderados, así como para las poblaciones con necesidades especiales.

La Sección 24 CFR 91.105 de la reglamentación del Plan Consolidado requiere al Gobierno Municipal la celebración de audiencias públicas durante el ciclo de planificación del Plan Anual de Acción, para:

- Recopilar las necesidades de vivienda, facilidades y servicios públicos a nivel comunitario para las personas de ingresos bajos y moderados, personas sin hogar y personas con el virus del SIDA o VIH;
- Determinar las actividades elegibles que se pueden llevar a cabo con los fondos asignados.

Las audiencias públicas se realizarán en los lugares, fechas y horas indicados a continuación:

ITINERARIO AUDIENCIAS PÚBLICAS MUNICIPIO DE BAYAMÓN PLAN ANUAL DE ACCIÓN 2020-2021			
LUGAR	DIRECCIÓN	FECHA	HORA
Alcaldía de Bayamón	Secretaría Municipal, Salón de Subasta P-2	Martes, 25 de febrero de 2020	10:00 a.m.
Centro Comunal	Urb. Lomas Verdes C. Girasol 3ra. Sección al lado del Parque de Pelota Bayamón	Martes, 25 de febrero de 2020	2:00 p.m.

Se exhorta a los residentes de Bayamón que nos acompañen en estas audiencias públicas para que puedan participar activamente en el Ciclo de Planificación del Plan de Acción Anual 2020-2021.

Si algún residente de Bayamón, agencia pública o persona justificada tiene alguna pregunta sobre este aviso, o tiene necesidad de la presencia de expertos en lenguaje de señas para las personas con impedimentos auditivos o de traductores para los que no hablan, leen o entienden el idioma español, pueden comunicarse con la Sra. Susana Silva Reyes, Técnica de Planificación al teléfono 787-787-0451, durante los horarios de 8:00 a.m. a 12:00 p.m. y 1:00 p.m. a 4:30 p.m. en días laborales. Las audiencias públicas se celebrarán en lugares accesibles, libres de barreras arquitectónicas a personas con impedimentos físicos.

CARLOS E. LA SANTA RODRÍGUEZ  
SECRETARIO MUNICIPAL

Aviso requerido por la Parte 51 Sección 105.24(d) "Code of Federal Regulations" (CFR)  
sometido a la Comisión Estatal de Elecciones Caso CEE-2020-SA-1695

• P.O. Box 1588 • Bayamón, PR 00980, 1588  
• 787-786-1582 Ext. 2037 / 2038 • 787-787-0636 • Fax: 787-288-1387  
• [www.municipiobayamon.com](http://www.municipiobayamon.com) • Gobierno de Puerto Rico

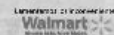
**NOTAS ACLARATORIAS**


**AMIGO**  
NOTA ACLARATORIA

Deseamos informarle que en nuestro Shopper, válido del 6 al 18 de febrero de 2020, en la pág. 2, las Uvas Red Globe Welch's no estarán disponibles para la fecha anunciada y el precio de las Manzanas orgánicas Red Delicious, pqte. de 2 lbs, debió leer: Precio Regular \$3.49 pqte. En la pág. 3, el precio correcto del Jasmón cocido American Value es \$2.98 c.u. En la pág. 8, el Vino Pata Negra Apasionada no estará disponible.

**AVISO A TODOS NUESTROS CLIENTES:**

Deseamos informarle que en nuestro Shopper, válido del 5 al 18 de febrero de 2020, en la portada, el precio de las Fresas debió leer: Rollback \$2.33 pqte., antes \$3.98 pqte., ahora \$1.65 pqte. En la pág. 7, las Uvas Red Globe Welch's no estarán disponibles para la fecha anunciada.







# Vistas Publicas

## Plan Anual de Vivienda y Desarrollo Comunal 2020-2021 (fondos del Departamento de Vivienda Federal - HUD)

25 DE FEBRERO DE 2020


1

### Aviso publicado en periódico Primera Hora el 7 de febrero de 2020

2


1

**Propósito de las vistas públicas** 

- Recoger información de las necesidades y problemas de las distintas comunidades en las áreas de vivienda, desarrollo económico y comunal.
- Conocer las propuestas y actividades de iniciativa comunitaria que atienden a población con necesidades especiales y proyectos que benefician a personas con ingresos bajos y moderados.
- Estarán para ofrecerles información el personal de la Oficina de Planificación y Administración Federal del Municipio de Bayamón:

Omar Miranda      Verónica Castillo      Susana Silva

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**Participación Ciudadana** 

Las vistas que se celebran componen un requisito para la solicitud de fondos de los Programas de Vivienda y Desarrollo Comunal que incluye fondos que se asignan al municipio bajo los siguientes:

- "Home Investment Partnership Program" (HOME)
- "Community Development Block Grant" (CDBG)
- "Emergency Solutions Grant" (ESG)

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2


**Durante el proceso de preparación del Plan se define y establece la política pública para el desarrollo comunal y de vivienda en beneficio de la población de ingresos bajos y moderados**



<b>VIVIENDA</b>	La disponibilidad y acceso a vivienda asequible, tanto de alquiler como para adquisición para personas de ingresos bajos y moderados, así como para poblaciones con necesidades especiales
<b>DESARROLLO COMUNITARIO</b>	Promover ambientes comunitarios habitables en áreas y comunidades de ingresos bajos y moderados.
<b>DESARROLLO ECONÓMICO</b>	Fomentar oportunidades de desarrollo económico que beneficien a las comunidades y la población de personas de ingresos bajos y moderados.

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**Beneficiarios de los Programas de HUD**



- Personas de Ingresos Bajos y Moderados
- Envejecientes
- Personas con impedimentos físicos y mentales
- Deambulantes
- Pacientes de VIH/SIDA

6

3

Según el datos del ACS de 2017,

Bayamón tiene una población estimada de 188,614 habitantes

Bayamón tiene 24,357 hogares

Su ingreso mediano es de \$31,202

7

**NOTIFICACIÓN DE FONDOS**

HUD notificó que el Municipio recibirá en el Año Programa 2020-2021 un total de \$3,430,090.00

Programa	Asignación
CDBG	\$ 2,227,107.00
HOME	\$ 1,007,911.00
ESG	\$ 195,072.00

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## Programa CDBG

- Los Fondos de CDBG 2020-2021 serán utilizados para el pago del Préstamo 108
- Las actividades de obras publicas, servicios e infraestructura son cubiertas principalmente con fondos ordinarios

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### ACTIVIDADES ELEGIBLES

- Rehabilitación de Viviendas
- Compra de vivienda (Home Buyers)
- Viviendas rentables
- Asistencia de renta para inquilinos (Tenant-Based Rental Assistance)



### SUBSIDIOS ELEGIBLES

HOME (Home Investment Partnership)

- Préstamos con intereses
- Préstamos sin intereses
- Préstamos aplazados
- Donativos o subvenciones
- Subsidios de intereses
- Garantías para los préstamos



### COSTOS ELEGIBLES

HOME (Home Investment Partnership)

- Nueva Construcción
- Rehabilitación
- Reconstrucción
- Conversión
- Mejoras
- Adquisición de la propiedad
- Adquisición de terreno vacante
- Demolición
- Costos de relocalización
- Refinanciamiento

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5



### OBJETIVOS

- Provee asistencia y servicios de apoyo a familias o personas deambulantes
- Promueve la participación de organizaciones sin fines de lucro
- Asiste la rehabilitación de personas deambulantes o HIV positivos




### ACTIVIDADES ELEGIBLES


- Rehabilitación o conversión de edificios en refugios de emergencia para deambulantes
- Gastos de operación del refugio - 10%
- Servicios de provisión - 30%
- Servicios especiales - 30%
- Gastos Administrativos - 5%

### REQUISITOS ELIGIBILIDAD

- Certificado de incorporación
- Compromiso con actividades de servicios a deambulantes
- No menos de 1/3 parte de los miembros de la Junta de Directores debe pertenecer a la población que sirve

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## PROPUESTAS



- Certificado incorporación
- Memorial (Explicación de Proyecto y Justificación de la petición)
- Metas y Objetivos
- Localización y descripción de la clientela
- Cómo beneficia a la comunidad
- Presupuesto solicitado
- Informe financiero

**FECHA DE ENTREGA:  
11 DE MARZO DE 2020**

12

6

PREGUNTAS ????



13

7

**MUNICIPIO DE BAYAMÓN**  
**AVISO PÚBLICO**  
**DISPONIBILIDAD BORRADOR PLAN DE ACCION 2020-2021**

El Municipio de Bayamón notifica a la ciudadanía y todas partes interesadas sobre la disponibilidad del borrador del Plan de Acción Anual para el Año Programa 2020. Este plan constituye la solicitud de fondos para el Año Programa 2020 para los Programas Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), y Emergency Solutions Grant Program (ESG) al Departamento Federal de la Vivienda y Desarrollo Urbano (HUD).

El Departamento de Vivienda Federal ha notificado al Municipio de que durante el año programa 2020-2021 recibirá un total de \$3,430,090 distribuido de la siguiente manera: Programa CDBG: \$2,227,107; Programa ESG: \$195,072 y Programa HOME \$1,007,911. Las mismas se distribuyen de la siguiente forma:

PROGRAMA CDBG	ASIGNACION
Pago Préstamo Sección 108	\$2,227,107
<b>TOTAL PROGRAMA CDBG</b>	<b>\$2,227,107</b>
PROGRAMA EMERGENCY SOLUTIONS GRANT	ASIGNACION
Componente HMIS	\$5,000
Componente Rapid Re-Housing	\$9,813
Componente Emergency Shelter	\$38,426
Componente Street Outreach	\$39,250
Componente Prevención	\$83,076
Administración	\$19,507
<b>TOTAL PROGRAMA ESG</b>	<b>\$195,072.00</b>
PROGRAMA HOME	ASIGNACION
Tenant Based Rental Assistance	\$151,187.00
Programa Asistencia Financiera a Compradores	\$555,000.00
Programa Recuperación de Vivienda y Vecindarios	\$200,933.00
Administración	\$100,791.00
<b>TOTAL PROGRAMA HOME</b>	<b>\$1,007,911</b>
<b>GRAN TOTAL</b>	<b>\$3,430,090</b>

Estos proyectos y actividades propuestos benefician principalmente a personas de ingresos bajos.

Período de Comentarios Públicos

En cumplimiento con las disposiciones de la Ley CARES y el Plan de Participación Ciudadana Enmendado del Municipio, este documento estará disponible por un período de 5 días a partir de la fecha de publicación de este anuncio, para la revisión y la presentación de comentarios. El documento estará disponible en la página de internet del Municipio [www.municipiodebayamon.com](http://www.municipiodebayamon.com).

Las personas interesadas en presentar comentarios y recibir orientación sobre los programas del Plan Consolidado, pueden enviar sus comentarios a la siguiente dirección electrónica:

Vcastillo@bayamonpr.org

Publicado hoy 5 de mayo de 2020.

Este aviso se publica en cumplimiento con el Código de Reglamentación Federal, 24 CFR 91.105 (c).  
 Autorizado por la Comisión Estatal de Elecciones



February 24, 2020

Sra. Liz Mónica Lamboy López  
Executive Director  
PR 502 PR Balance of Commonwealth Continuum of Care  
Puerto Rico State Department of Family  
P.O. Box 11398  
San Juan, PR 00910-1398

Dear Ms. Lamboy:

**Consultation for PY 2020-2021 Annual Action Plan.**

Greetings. We are preparing the 2020-2021 HUD-CPD Annual Action Plan, which includes funding from the Emergency Solutions Grant (ESG) Program. As a requirement of the ESG Program, the City is required to consult with the Continuum of Care regarding the following:

- How to allocate its ESG grant for eligible activities;
- Developing the performance standards for, and evaluating the outcomes of, projects and activities assisted by ESG funds; and
- Developing funding, policies, and procedures for the operation and administration of the HMIS.

The purpose of this letter is to comply with the requirement of the new regulation by providing information to the Continuum of Care so we can receive valuable information on the required subjects that will be evaluated for inclusion in the PY 2020 Annual Action Plan.

In the following pages, we provide information to the Continuum of Care related to the proposed allocation to eligible activities, performance standards and outcomes of projects to be funded with ESG funds, and developing funding, policies, and procedures for the operation and administration of the HMIS. We request your assistance and comments on this issue and expect a response to this letter before March 6, 2020. If your comments are received after that date, we will evaluate them but will be unable to include them in the draft document for public comments.

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 767-781-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Government of Puerto Rico

**Proposed Funding Allocation 2020-2021**

The proposed FY2020 allocations for the Emergency Solutions Grant Program (ESG) will be distributed in the following way:

Activity	Allocation
Emergency Shelter Component	\$39,014
Outreach	\$39,014
HMIS	\$5,000
Rapid Re-housing Component	\$9,753
Homelessness Prevention Component	\$87,659
Administration	\$14,630

During PY-2020, we are proposing to use \$78,028 for the Operation Street Outreach and Shelter related activities. In addition, we are allocating \$87,659 for Prevention Activities and \$9,753 for Rapid Rehousing Activities. The determination to allocate the ESG resources to Rapid Rehousing and Homeless Prevention is based on the following:

- Small amounts of assistance can be extremely effective.
- The need for rapid re housing is strong and it should be prioritized.
- Targeting prevention to people who are most likely to become homeless is critically important, extremely challenging, and requires a focused effort.

In addition, funds are allocated to HMIS because the continuity of the system must be guaranteed by appropriate and continuous funding. The support to the HMIS will permit analysis of the clientele condition and situation to accurately describe the scope of the problem and the effectiveness of efforts to ameliorate it.

**Developing Performance Standards for, and Evaluating the Outcomes of, Projects and Activities Assisted by ESG funds**

The ESG requires the development of performance standards aligned with the Continuum of Care Strategy in order to fund projects and activities that will address the homeless population needs that will reach the goals and produce the expected outcomes. It is the mission of the Administration to protect homeless individuals who live within the City, guaranteeing them access to preventive and essential services, rehabilitation and permanent housing. The strategy behind the Municipality's homeless strategy is from a network perspective in which collaboration, integration and partnerships will continue to be fostered to implement activities to prevent, reduce and end homelessness.

This collaborative effort will also have the intention of streamlining the funding sources within the partnered organizations in order to promote a more effective utilization of the available resources to address the needs of the individuals and families experiencing homelessness.

As an ESG Program grantee, we allocate fundings to the Nuevo Amanecer program and to nonprofit organizations with the objective of reaching out homeless individuals and enroll them to receive services through the service system created for this purpose. 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 addition, the Municipality joint forces with nonprofit organizations that had been allocated with HUD Continuum of Care funding streams. As part of this initiative, the Municipality works in a daily basis with a coordination and collaboration approach among all the PR-SC2 organizations to provide basic and essential housing and supportive services to the homeless and/or to the at-risk homeless population.

As for the planned Consolidated Plan, we are, as lead agency, will continue to foster a collaboration effort, with the State Government, Non Profit Organizations, Faith Based Organizations, Community based Organizations, Private Sector Organizations and other interested parties, to align basic and essential services and activities to address the needs of the homeless persons and to prevent additional households from experiencing homelessness in a future.

Besides the State's Continuum of Care Strategy, our strategy to prevent extremely low income families to become homeless consists in the provision of financial assistance for homeless individuals and families and at risk of becoming homeless families and individuals with ESG funds, providing affordable housing for homeless individuals with HIV/AIDS through the use of HOPWA funding, providing affordable housing opportunities to families with children through Section 8 vouchers, and encouraging non-profit organizations to provide housing counseling services in their communities and providing psychological and counseling services, mental health, walk-in, nutritional care, housing, case management, legal advocacy, rehabilitation treatment, medical care, vocational training through Ryan White funding.

We 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.

These parameters are consistent with the Continuum of Care Planning Cycle as defined by HUD.

The following are the strategies to be followed by the Municipality to address the needs of the homeless, the chronic homeless and to prevent homelessness. All ESG activities must address one of these objectives and/or strategies.

**Summary of Specific Homeless Consolidated Needs Objectives**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan
Homeless	Homeless	ESG	Tenant-based rental assistance /	Individuals	145 persons
Homeless	Homeless	ESG	Rapid Rehousing / Homeless Person	Persons Assisted	10 persons
Homeless	Homeless	ESG	Overnight Shelter / Homelessness Prevention	Persons Assisted	3

The following table summarizes how the ESG activities relate to the proposed performance standards:

ESG Activity	Performance Objective		Performance Outcome	
	Create Suitable Living Environments	Provide Decent Affordable Housing	Availability/ Accessibility	Affordability
Shelter	X		X	
Street Outreach	X		X	
Homeless Prevention		X		X
Rapid Re-Housing		X		X

**Subject 3 Funding, policies and procedures for HMIS administration and operation**

As a member of the "PR 502 PR Balance of Commonwealth Continuum of Care" the City of Bayamón is subject to the policies and procedures for HMIS Administration and Operation adopted by the Coalition. Regarding funding, the City will continue funding the HMIS Eligible Activities established in the ESG regulation and in accordance with the public policy adopted by the Mayor.



Page 5

One of the Mayor's programmatic items is the establishment of partnerships, and the development of community and faith-based organizations into a formal system which provide continuity of services to this special population. The objective is to integrate the collaborative and specialized system which complements the strategies for social action and program services.

The information requested must be sent to the attention of Atty. Verónica Castillo Ortiz, Municipal Planning and Federal Program Director on or before March 6, 2020 to the following electronic address: [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org)

Thank you for all of your attentions and if you should need more information, feel free to contact Mrs. Susana Silva at the Bayamón Office of Planning and Federal Programs through phone numbers 787-787-0451.

Sincerely,



Ramón Luis Rivera Cruz  
Mayor





12 de febrero de 2020

Sr. José Javier Fuentes  
Administrador  
Administración para el Cuidado y Desarrollo Integral de la Niñez  
PO Box 15091  
San Juan PR 00902

Estimado señor Fuentes:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio al proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24.91.100 CFR de la Reglamentación Federal requiere que se realicen consultas sobre programas educativos preescolares y los de cuidado y desarrollo para los niños de las familias de ingresos bajos y moderados del Municipio. Además, les solicitamos nos provea toda información correspondiente a incidencias de pinturas de plomo en la población infantil en nuestra jurisdicción.

Es por ello, que solicitamos nos provea toda información y datos estadísticos disponibles sobre las siguientes iniciativas:

- Programas de servicios educativos para población preescolar;
- Programas de servicios de cuidado para población preescolar; y
- Programas de servicios de desarrollo para población infantil.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [oprogramas@bayamon.pr.org](mailto:oprogramas@bayamon.pr.org).

Agradecemos toda su atención y de necesidad información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-3451.

Cordialmente,

  
Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Sr. Edoie García Fuentes  
Administrador  
Administración de Familia y Niños  
PO Box 11398  
San Juan, PR 00910

Estimado Sr. García:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotras nos hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas sobre programas de servicios sociales, educativos y preventivos, la descripción y la disponibilidad de estos servicios para las personas de ingresos bajos y moderados del Municipio. Es por ello que, le solicitamos nos provea toda información sobre los servicios y datos estadísticos de los programas de servicios sociales, educativos y preventivos disponibles en nuestra jurisdicción.

La información solicitada deberá ser recibida en o antes del viernes 26 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [protales@bayamonpr.org](mailto:protales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0461.

Cordialmente,

Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-793-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Hon. Luis Carlos Fernández Trinchet  
Secretario  
Administración Vivienda Pública  
Apartado 21365  
Hato Rey, PR 00928-1365

Estimado Secretario:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal** para el ciclo que comprende el Año 2020-2021. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

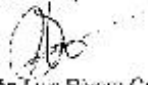
- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas con las Agencias de Vivienda Pública sobre los proyectos de vivienda pública para de la jurisdicción del Municipio Autónomo de Bayamón incluidos en el Comprehensive Grant Program de la Agencia, así como las Estrategias de Identificación y Mitigación de Pintura de Plomo en las unidades de vivienda pública ubicadas en el Municipio. Además, solicitamos nos identifique si su Agencia tiene lotes de terrenos en la jurisdicción de Bayamón y qué planes de uso tiene para los mismos.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmprales@bayamonpr.org](mailto:cmprales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,

  
Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-790-6485  
[www.municipioдебayamon.com](http://www.municipioдебayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Sr. Ottmar J. Chavez Piñero  
Director Ejecutivo  
Oficina Central de Recuperación, Reconstrucción y Resiliencia  
P.O. Box 195014  
San Juan, PR 00916-5014

Estimado señor Chávez:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de planificación e identificación de necesidades, el FR 81 90997 requiere que se consulte con aquellas agencias que atiendan el tema de la resiliencia es por eso que estamos solicitando a la Oficina Central de Recuperación, Reconstrucción y Resiliencia, mejor conocido como COR<sup>2</sup>, que nos identifique qué proyectos están siendo evaluados por la agencia para Asistencia Pública (PA) en todas las categorías permanentes, C a G, para la jurisdicción del Municipio Autónomo de Bayamón. Les solicitamos que la información provista sea dividida por cada uno de los sectores incluidos en el Plan de Recuperación.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través de correo electrónico [vmorales@bayamonpr.org](mailto:vmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0461.

Cordialmente,

Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1568 • Bayamón PR 00960-1568  
• 787-780-8447 • 787-790-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico

12 de febrero de 2020

Lcda. Surime Quiñones  
Administradora  
Administración para el Desarrollo Socioeconómico de la Familia  
PO Box 8000  
Miramar, San Juan PR 00913

Estimada Licenciada Quiñones:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24.91.100 CFR de la Reglamentación Federal requiere que se realicen consultas sobre programas de desarrollo socioeconómico para las familias de ingresos bajos y moderados del Municipio, particularmente los programas relacionados a los siguientes servicios:

- Asistencia Nutricional
- Alimentos para Niños en Hogares de Cuidado
- Alimentos y Albergues de Emergencia
- Ayuda Temporal para Familias Necesitadas
- Subsidio de Energía y Crisis Energética
- Rehabilitación Económica y Social
- Subvenciones Individuales y Familiares
- Asistencia para alcanzar la Autosuficiencia

Es por ello que, le solicitamos nos provea *toda información y datos estadísticos sobre los servicios descritos y que su Agencia hace disponibles en nuestra jurisdicción.*

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lcda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales de Municipio de Bayamón, o a través del correo electrónico [gmorglos@bayamonpr.org](mailto:gmorglos@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451

Cordialmente,



Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
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• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Sr. Marcos Molina  
Gerente Programa HOPWA  
Municipio de San Juan  
PO Box 362138  
San Juan, PR 00936-2138

Estimado señor Molina:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio al proceso de preparación del Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:


- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CHR de la Reglamentación Federal requiere que se realicen consultas generales para desarrollar una estrategia regional para atender las necesidades de las personas que padecen de VIH/SIDA y sus familias. La consulta va dirigida a identificar las necesidades de vivienda y servicios de apoyo que la referida población presenta cuando solicitan servicios del Programa HOPWA.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,

  
Ramón Luis Rivera Cruz  
Alcalde

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• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Hon. Luis Carlos Fernández Trinchet  
Secretario  
Departamento de la Vivienda  
PO Box 21365  
San Juan, PR 00928-1365

Estimado Secretario:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:


- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24.91.100 CFR de la Reglamentación Federal requiere que se realicen consultas sobre iniciativas de vivienda subsidiada, entendiéndose proyectos de alquiler o proyectos de venta, en construcción o en proceso de planificación, dentro de nuestro territorio Municipal. Es por lo que, le solicitamos nos provea toda información que tengan ustedes disponible sobre proyectos de vivienda subsidiados, en planes o en desarrollo, para nuestra jurisdicción.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través correo electrónico [vmorales@bayamonpr.org](mailto:vmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,

  
Ramón Luis Rivera Cruz  
Alcalde

\* PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Sra. Suzanne Roig Fuentes  
Administradora  
Administración de Servicios de Salud Mental  
y Contra la Adicción (ASSMCA)  
PO Box 607087  
Bayamón, PR 00960-7087

Estimada señora Roig:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24.91.100 CFR de la Reglamentación Federal requiere que se realicen consultas con la Agencia Pública que administra los servicios de salud mental y contra la adicción. Específicamente, solicitamos la siguiente información de nuestra jurisdicción:

- Descripción de los tipos de programas de ayuda disponibles para la población.
- Perfil de la población que se sirve en el Municipio de Bayamón;
- Descripción de estrategias e iniciativas particulares dirigidas para la población de necesidades especiales en nuestra municipalidad; y
- Descripción de política de dar de alta a pacientes sin causar un episodio de deambulancia a los mismos.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,

Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
[www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico





12 de febrero de 2020

Honorable Edúe García Fuentes  
Secretario Interino  
Departamento de la Familia  
P.O. Box 11398  
San Juan, PR 00910-1398

Estimado Secretario:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio al proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG)

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24.81.100 CFR de la Reglamentación Federal requiere que se realicen consultas con agencias públicas que provean servicios para atender las necesidades de poblaciones con necesidades especiales. La consulta va dirigida a identificar las diferentes necesidades de servicios y los programas disponibles para atender a las siguientes poblaciones:

- Mujeres Maltratadas
- Niños Maltratados
- Deambulantes
- Pacientes VIH/SIDA
- Envejecientes
- Personas con Impedimentos
- Adictos a Drogas y Alcohol

Además, le solicitamos nos provea toda información correspondiente a incidencias de pinturas de plomo en la población infantil en nuestra jurisdicción, así como, una descripción de la política de dar de alta a participantes del Programa de Hogares Sustitutos y/o bajo la custodia del Departamento sin causar un episodio de deambulancia a los mismos.

Es por lo que, le solicitamos nos provea toda información que tengan ustedes disponible sobre proyectos de vivienda subsidiados, en planes o en desarrollo, para la jurisdicción municipal de Bayamón.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lcca. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [omora.es@bayamonpr.org](mailto:omora.es@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0461.

Cordialmente,

Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Hon. Rafael Rodríguez Mercado  
Secretario  
Departamento de Salud  
P.O. Box 70184  
Río Piedras, PR 00938

Estimado Secretario:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio al proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24.91.100 CFR de la Reglamentación Federal requiere que se realicen consultas con la Agencia Pública que prestan servicios de salud a la población de ingresos bajos o moderados en nuestra jurisdicción, en particular las de ingresos bajos o moderados.


En cumplimiento con la reglamentación federal le solicitamos nos provea información relacionada a los siguientes aspectos:

- Necesidades de salud identificadas para las siguientes poblaciones, así como, un inventario de las facilidades físicas utilizadas para prestarles servicio:
  - Mujeres Maltratadas
  - Niños Maltratados
  - Deambulantes
  - Pacientes VIH/SIDA
  - Envejecidos
  - Personas con Impedimentos
  - Adictos a Drogas y Alcohol
  - Personas de Ingresos bajos
- Casos de envenenamiento por plomo reportados para nuestra jurisdicción, incluyendo casos de población infantil reportados;
- Descripción de política de dar de alta a pacientes sin causar un episodio de deambulación a los mismos.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [vmorales@bayamonpr.org](mailto:vmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,

  
Ramón Luis Rivera Cruz  
Alcalde

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• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



12 de febrero de 2020

Sr. Pablo Muñiz Reyes  
Director Ejecutivo  
Autoridad para el Financiamiento de la Vivienda  
PO Box 71361  
San Juan, PR 00936-8461

Estimado señor Muñiz:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CRT de la Reglamentación Federal requiere que se realicen consultas con las Agencias Públicas que administren programas dirigidos a proveer alternativas de financiamiento para que familias de ingresos bajos o moderados puedan tener su propia unidad de vivienda en el Municipio.

Es por ello que, le solicitamos nos provea toda información y datos estadísticos relacionados con Programas y Alternativas de Financiamiento que su Agencia hace disponible para las personas de ingresos bajos y moderados de la jurisdicción del Municipio Autónomo de Bayamón.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Licda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través correo electrónico [omorales@bayamonpr.org](mailto:omorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,

Ramón Luis Rivera Cruz  
Alcalde

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• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico

12 de febrero de 2020

Lda. Surima Quiñones  
Administradora  
Administración para el Desarrollo Socioeconómico de la Familia  
PO Box 8000  
Miramar, San Juan PR 00910

Estimada Licenciada Quiñones:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG)

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas sobre programas de desarrollo socioeconómico para las familias de ingresos bajos y moderados del Municipio, particularmente los programas relacionados a los siguientes servicios:

- Asistencia Nutricional
- Alimentos para Niños en Hogares de Cuido
- Alimentos y Albergues de Emergencia
- Ayuda Temporal para Familias Necesitadas
- Subsidio de Energía y Crisis Energética
- Rehabilitación Económica y Social
- Subvenciones Individuales y Familiares
- Asistencia para alcanzar la Autosuficiencia

Es por ello que, lo solicitamos nos provea toda información y datos estadísticos sobre los servicios descritos y que su Agencia haga disponibles en nuestra jurisdicción.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,



Ramón Luis Rivera Cruz  
Alcalde

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**Carmen Morales Ortiz**

---

**From:** Carmen Morales Ortiz  
**Sent:** Friday, February 28, 2020 1:33 PM  
**To:** 'surima.quinones@familia.pr.gov'  
**Subject:** Emailing: SURIMA QUINONEZ  
**Attachments:** SURIMA QUINONEZ.pdf

Your message is ready to be sent with the following file or link attachments:

SURIMA QUINONEZ

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

12 de febrero de 2020

Sr. Pablo Muñiz Reyes  
Director Ejecutivo  
Autoridad para el Financiamiento de la Vivienda  
PO Box 71361  
San Juan, PR 00936 8461

Estimado señor Muñiz:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas con las Agencias Públicas que administren programas dirigidos a proveer alternativas de financiamiento para que familias de ingresos bajos o moderados puedan tener su propia unidad de vivienda en el Municipio.

Es por ello que, le solicitamos nos provea toda información y datos estadísticos relacionados con Programas y Alternativas de Financiamiento que su Agencia hace disponible para las personas de ingresos bajos y moderados de la jurisdicción del Municipio Autónomo de Bayamón.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,



Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6185  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico

**Carmen Morales Ortiz**

---

**From:** Carmen Morales Ortiz  
**Sent:** Friday, February 28, 2020 2:13 PM  
**To:** 'pablo.muniz@afv.pr.gov.'  
**Subject:** Emailing: PABLO MUÑIZ REYES  
**Attachments:** PABLO MUÑIZ REYES.pdf

Your message is ready to be sent with the following file or link attachments:

PABLO MUÑIZ REYES

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12 de febrero de 2020

Hon. Rafael Rodríguez Mercado  
Secretario  
Departamento de Salud  
P.O. Box 70184  
Río Piedras, PR 00936

Estimado Secretario:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio al proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas con la Agencia Pública que prestan servicios de salud a la población de ingresos bajos o moderados en nuestra jurisdicción, en particular las de ingresos bajos o moderados.


En cumplimiento con la reglamentación federal le solicitamos nos provea información relacionada a los siguientes aspectos:

- Necesidades de salud identificadas para las siguientes poblaciones, así como, un inventario de las facilidades físicas utilizadas para prestarles servicio:
  - Mujeres Maltratadas
  - Niños Maltratados
  - Deambulantes
  - Pacientes VIH/SIDA
  - Envejecientes
  - Personas con Impedimentos
  - Adictos a Drogas y Alcohol
  - Personas de ingresos bajos
- Casos de envenenamiento por plomo reportados para nuestra jurisdicción, incluyendo casos de población infantil reportados;
- Descripción de política de dar de alta a pacientes sin causar un episodio de deambulancia a los mismos.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lcda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,



Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico



**Carmen Morales Ortiz**

---

**From:** Carmen Morales Ortiz  
**Sent:** Friday, February 28, 2020 1:40 PM  
**To:** 'drrafael.rodriguez@salud.pr.gov'  
**Subject:** Emailing: RAFAEL RODRIGUEZ MERCADO  
**Attachments:** RAFAEL RODRIGUEZ MERCADO.pdf

Your message is ready to be sent with the following file or link attachments:

RAFAEL RODRIGUEZ MERCADO

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12 de febrero de 2020

Sra. Suzanno Roig Fuentes  
Administradora  
Administración de Servicios de Salud Mental  
y Contra la Adicción (ASSMCA)  
PO Box 607087  
Bayamón, PR 00960-7087

Estimada señora Roig:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas con la Agencia Pública que administra los servicios de salud mental y contra la adicción. Específicamente, solicitamos la siguiente información de nuestra jurisdicción:

- Descripción de los tipos de programas de ayuda disponibles para la población,
- Perfil de la población que se sirve en el Municipio de Bayamón;
- Descripción de estrategias e iniciativas particulares dirigidas para la población de necesidades especiales en nuestra municipalidad; y
- Descripción de política de dar de alta a pacientes sin causar un episodio de deambulancia a los mismos.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lcda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,



Ramón Lirio Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico

**Carmen Morales Ortiz**

---

**From:** Carmen Morales Ortiz  
**Sent:** Friday, February 28, 2020 1:36 PM  
**To:** 'sroig@asmca.pr.gov'  
**Subject:** Emailing: SUZANNE ROIG FUENTES  
**Attachments:** SUZANNE ROIG FUENTES.pdf

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SUZANNE ROIG FUENTES

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12 de febrero de 2020

Sr. Ottmar J. Chavez Piñeira  
Director Ejecutivo  
Oficina Central de Recuperación, Reconstrucción y Resiliencia  
P.O. Box 195014  
San Juan, PR 00918-5014

Estimado señor Chávez:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de planificación e identificación de necesidades, el FR 81 90997 requiere que se consulte con aquellas agencias que atiendan el tema de la resiliencia es por eso que estamos solicitando a la Oficina Central de Recuperación, Reconstrucción y Resiliencia, mejor conocido como COR<sup>1</sup>, que nos identifique qué proyectos están siendo evaluados por la agencia para Asistencia Pública (PA) en todas las categorías permanentes, C a G, para la jurisdicción del Municipio Autónomo de Bayamón. Les solicitamos que la información provista sea dividida por cada uno de los sectores incluidos en el Plan de Recuperación.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lcda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-3451.

Cordialmente,



Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico

**Carmen Morales Ortiz**

---

**From:** Carmen Morales Ortiz  
**Sent:** Friday, February 28, 2020 1:29 PM  
**To:** 'otjmar.chavez@cor3.pr.gov'  
**Subject:** Emailing: OTTOR J. CHAVEZ  
**Attachments:** OTTOR J. CHAVEZ.pdf

Your message is ready to be sent with the following file or link attachments:

OTTOR J. CHAVEZ

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

12 de febrero de 2020

Sr. José Javier Fuentes  
Administrador  
Administración para el Cuidado y Desarrollo Integral de la Niñez  
PO Box 15091  
San Juan PR 00902

Estimado señor Fuentes:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio al proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas sobre programas educativos preescolares y los de cuidado y desarrollo para los niños de las familias de ingresos bajos y moderados del Municipio. Además, les solicitamos nos provea toda información correspondiente a incidencias de pinturas de plomo en la población infantil en nuestra jurisdicción.

Es por ello, que solicitamos nos provea toda información y datos estadísticos disponibles sobre las siguientes iniciativas:

- Programas de servicios educativos para población preescolar;
- Programas de servicios de cuidado para población preescolar; y
- Programas de servicios de desarrollo para población infantil.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,



Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico

**Carmen Morales Ortiz**

---

**From:** Carmen Morales Ortiz  
**Sent:** Friday, February 28, 2020 1:22 PM  
**To:** 'jose.fuentes@familia.pr.gov'  
**Subject:** Emailing: JOSE JAVIER FUENTES  
**Attachments:** JOSE JAVIER FUENTES.pdf

Your message is ready to be sent with the following file or link attachments:

JOSE JAVIER FUENTES

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18 de febrero de 2020

#### **FUNCIONARIOS Y DIRECTORES DE PROGRAMAS**

El Departamento de Vivienda y Desarrollo Urbano (HUD por sus siglas en inglés) del Gobierno de los Estados Unidos, en Washington D.C., asigna fondos anualmente al Municipio de Bayamón como titular para los Programas CDBG, HOME, ESG. Estos programas son utilizados para desarrollar actividades para beneficio a personas de ingresos bajos y moderados, deambulantes y para actividades de vivienda y desarrollo comunal en el Municipio de Bayamón.

A estos efectos, la Oficina de Planificación se encuentra elaborando el Plan de Acción correspondiente al Año Programa 2020-2021 del Plan Consolidado de Vivienda y Desarrollo Comunal 2018-2021. Como parte del proceso la oficina realiza Vistas Públicas a fin de recibir insumos de la ciudadanía. La comunidad puede presentar proyectos de actividades elegibles que se pudieran desarrollar con los fondos asignados. (Ver aviso adjunto).

Les exhortamos a que participen en estas reuniones y nos brinden información sobre sus peticiones, necesidades y sugerencias. Esperamos contar con su presencia.

Cordialmente,

Verónica Castillo Ortiz, Esq.  
Directora Interina

Anejo:

• PO Box 1588 • Bayamón PR 00960 1588  
• 787-780-5552 Ext. 2416 / 2417 • 787-787-0454 • Fax: 787-785-3145  
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**Carmen Morales Ortiz**

---

**From:** Carmen Morales Ortiz  
**Sent:** Tuesday, February 8, 2020 9:29 AM  
**To:** Funcionarios Municipio  
**Attachments:** CARTA VISTAS PUBLICAS.pdf

BUENOS DIAS, ADJUNTO INVITACION DE LAS VISTAS PUBLICAS, CON RELACION AL PLAN CONSOLIDO 2020-2021.

GRACIAS,

SUSANA SILVA

*No dirige esta Agencia*



12 de febrero de 2020

Hon. Luis Carlos Fernández Trinchet  
Secretario  
Administración Vivienda Pública  
Apartado 21365  
Hato Rey, PR 00928-1365

Estimado Secretario:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG).

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas con las Agencias de Vivienda Pública sobre los proyectos de vivienda pública para de la jurisdicción del Municipio Autónomo de Bayamón incluidos en el Comprehensive Grant Program de la Agencia, así como las Estrategias de Identificación y Mitigación de Pintura de Plomo en las unidades de vivienda pública ubicadas en el Municipio. Además, solicitamos nos identifique si su Agencia tiene lotes de terrenos en la jurisdicción de Bayamón y qué planes de uso tiene para los mismos.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0461.

Cordialmente,

Ramón Luis Rivera Cruz  
Alcalde

• PO Box 1588 • Bayamón PR 00960-1588  
• 787-780-8447 • 787-780-2586 • Fax: 787-798-6485  
• [www.municipiodebayamon.com](http://www.municipiodebayamon.com) • Gobierno de Puerto Rico

*Este no  
debe estar  
Ogivesco*



12 de febrero de 2020

Sr. Eddie Garcia Fuentes  
Administrador  
Administración de Familia y Niños  
PO Box 11398  
San Juan, PR 00910

Estimado Sr. Garcia:

**Solicitud de Información – Plan Anual de Vivienda y Desarrollo Comunal, 2020-2021.**

Saludos cordiales. Nosotros nos hemos dado inicio el proceso de preparación del **Plan Anual de Vivienda y Desarrollo Comunal para el ciclo que comprende el Año 2020-2021**. El mismo habrá de incluir las estrategias de vivienda, desarrollo comunitario y económico que el Gobierno Municipal ha de promover bajo los siguientes programas:

- Community Development Block Grant (CDBG)
- HOME
- Emergency Solutions Grants (ESG)

Como parte del proceso de preparar el Plan Anual 2020-2021, la Sección 24 91.100 CFR de la Reglamentación Federal requiere que se realicen consultas sobre programas de servicios sociales, educativos y preventivos, la descripción y la disponibilidad de estos servicios para las personas de ingresos bajos y moderados del Municipio. Es por ello que, le solicitamos nos provea toda información sobre *los servicios y datos estadísticos de los programas de servicios sociales, educativos y preventivos* disponibles en nuestra jurisdicción.

La información solicitada deberá ser remitida en o antes del viernes, 28 de febrero de 2020, atención a la Lda. Verónica Castillo Ortiz, Directora de la Oficina de Programas Federales del Municipio de Bayamón, o a través del correo electrónico [cmorales@bayamonpr.org](mailto:cmorales@bayamonpr.org).

Agradecemos toda su atención y de necesitar información adicional, favor de comunicarse con la Sra. Susana Silva, Representante de Participación Ciudadana al número teléfono 787-787-0451.

Cordialmente,

Ramón Luis Rivera Cruz  
Alcalde

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APARTADO 1588  
BAYAMON PUERTO RICO 00960

2 DE Mayo DE 2002

RECIBI DE LA OFICINA DE Planificación LA  
SIGUIENTE CORRESPONDENCIA PARA ENVIAR  
POR CORREO:

1. Luis Trinchet  
PO Box 21365  
San Juan, PR 00928-1365
2. Marcos Melina  
PO Box 362138  
San Juan, PR 00936-2138
3. Hon. Leda R. Rucina  
PO Box 11398  
San Juan, P.R. 00910-1398

Jaimé Santiago  
5-2-2020



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GOBIERNO MUNICIPAL DE BAYAMON  
APARTADO 1588

BAYAMON PUERTO RICO 00960

28 DE Febrero DE 2020

RECIBÍ DE LA OFICINA DE Administración LA  
SIGUIENTE CORRESPONDENCIA PARA ENVIAR  
POR CORREO:

*Sra. Sig. Mónica Lombay*  
*P.R. Box 11398*  
*Su par, P.R. 00910-1398*

①

*Gledo*  
*2-28-2020*



OMB PLAN ANUAL 2020  
 CARTAS DE CONSULTA  
 HOJA DE COTEJO

Item	Nombre	Agencia	Correo Electrónico
1	Carlos Acosta Caballero	Negociado de Municipio de Emergencias y Administración de Desastres	caracosta@nema.pr.gov
2	Juan Luis Rodríguez Reyes	Autoridad de Tierras	jrdriguez@nprh.pr.gov
3	El Dize Alentez	Autoridad Acueducto y Alcantarillados	elalentez@autoridadacua.gov
4	Ulmar J. Chaves Pizarro	Oficina Central de Recuperación, Reconstrucción y Resiliencia	ulmarchaves@ocrrd.pr.gov
5	Gabriel Hernández Bustos	Oficina de Gestión de Recursos Oficina para el Desarrollo Socioeconómico y Comunitario de Puerto Rico	787-721-8282 ext 16382, 16366 gabriel@deser.pr.gov
6	Jesús A. Vélez		jav@deser.pr.gov
7	Lenora Rodríguez	Mortgage Bankers Association	
8	Maria del Carmen González Pérez	Junta de Planificación	ggonzale_m@jpa.gov
9	Amanda Elena Pagan	Junta de Calidad Ambiental	amandac@jca.gov
10	Jacolina Rodríguez Mendi	INSEC	jacola@insec.org
11	Mónica Méndez	Municipio de San Juan	
12	Gullemo Tomello Farnocel	Negociado del Cuerpo de Emergencias Médicas de Puerto Rico	gullemotomello@cem.pr.gov
13	Glorimar Andujar Melice	Departamento de la Familia	glorimar.andujar@familia.pr.gov
14	Manuel Latorre Rivera	Departamento de Desarrollo Económico y Comercio	manuel.latorre@dfec.pr.gov
15	Briselda Torres Reyes	Departamento del Trabajo y Recursos Humanos	briseldatorres@trrh.pr.gov
16	Edmundo Ramos Jaramel	Departamento de Corrección y Rehabilitación	eduardo@dcrr.pr.gov
17	Eljé Hernández Pérez	Departamento de Educación	hernandezel@de.pr.gov
18		Comisión de Personas Sin Hogar de Puerto Rico (PH-SH)	
19	Fredy Molino	Banco Santander de Puerto Rico	fredy.molino@santander.pr
20	Rafael López	Banco Popular de Puerto Rico	
21	Fernando OI Ensofiat	Administración del Patrimonio Público	feroi@fmpa.pr.gov
22	Suzanne Rogi Fuentes	Administración de Contratos de Compra, Arrenda y Leasing de Bienes Muebles	sruf@adcmpr.pr.gov
23	Stephano García Vidal	Administración para el Sistema de Metros	sgarcia@adm.pr.gov
24	Luz Carlos Hernández Trindad	Autoridad para el Mejoramiento de la Vivienda	lucasmendez@avv.gov
25	Rocío Alicia Rodríguez	Asociación de Arrendadores	ra@asociacionarrenda.pr
26	Suzanne Quiñones	Administración para el Desarrollo Socioeconómico de la Familia	suzanne.quinones@famila.pr.gov
27	Jana Javier Fuentes	Administración para el Cuidado y Desarrollo Integral de la Niñez	janajavier@adm.pr.gov
28	Glorimar Andujar Melice	Administración de Familia y Niños	glorimar.andujar@familia.pr.gov
29	Alicia Hernández Suárez	Asociación de Puerto Rico	
30	Fernando OI Ensofiat	Departamento de la Vivienda	feroi@vivienda.pr.gov
31	Rafael Rodríguez Mercado	Departamento de Salud	raf@dmh.pr.gov
32	Carlos Dabón Canales	Oficina Estatal de Conservación Histórica	cdabon@prhisp.gov
33	Carmel Dorcaso Méndez	Departamento de las Personas con Impedimentos	gordcaso@dotan.gov
34	Dawn Rivers	Municipio Autónomo de Guayama	
35	Lorey C. Borja Viquez-Ronda	Oficina de la Procuradora de las Mujeres	lborja@pmujer.pr.gov
36	Edna I. Díaz de Jesús	Oficina del Procurador del Paciente	edna@ocpp.pr.gov
37	Carmen Delia Sánchez Salgado	Oficina del Procurador de las Personas de Edad Avanzada	csanchez@ocppea.pr.gov
38		Federal Emergency Management Agency (FEMA)	

**Grantee Unique Appendices**

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## I. Objectives and outcomes identified in the Plan

As per the summary of objectives and outcomes included in this Annual Action Plan, the following goals categories and outcomes are the main areas in which the Municipality will invest the available resources to address the general housing and community development needs of the population, particularly those of low income level:

- Affordable housing: address the needs of affordability for housing purposes of low income population;
- Homelessness: address the needs of homeless populations and those populations at the brink of homelessness;
- Non-Housing Community Developments: address the community needs of public facilities, public improvements and infrastructure, and the basic and essential public service needs of the special needs population groups.

The following are the goals, outcomes and projects of the PY 2020 Action Plan and its relationship to the Consolidated Plan:

Goal	Category	Geographic Area	Needs Addressed	Funding
Repay existing loans	Other	Bayamon Citywide	Section 108 Repayment	CDBG : \$2,227,107
	Start Year: 2016	End Year: 2020	Outcome: Availability/accessibility	Objective: Create economic opportunities
	Narrative:  Allocate CDBG funds for the repayment of the existing Section 108 loan.			
	Goal Outcome Indicator		Quantity	UoM
Other		1	Other	
Provide Assistance to the Homeless	Homeless	Bayamon Citywide	Homeless Population	ESG : \$195,072
	Start Year: 2016	End Year: 2020	Outcome: Affordability	Objective: Provide decent affordable housing
	Narrative:  Allocation of funds for the provision of housing and services to the homeless.			
	Goal Outcome Indicator		Quantity	UoM
Public service activities other than Low/Moderate Income Housing Benefit		12	Persons Assisted	
Tenant-based rental assistance / Rapid Rehousing		9	Households Assisted	
Homeless Person Overnight Shelter		20	Persons Assisted	
Acquisition of Existing Housing Units	Affordable Housing	Bayamon Citywide	Adequate Housing Affordable Housing	HOME : \$555,000
	Start Year: 2016	End Year: 2020	Outcome: Affordability	Objective: Provide decent affordable housing
	Narrative:  Economic assistance will be provided to eligible households for the acquisition of housing units.			

	Goal Outcome Indicator		Quantity	UoM
	Direct Financial Assistance to Homebuyers		20	Households Assisted
Acquisition of abandoned and vacant buildings	Affordable Housing		Adequate Housing Affordable Housing	HOME : \$200,933
	Start Year: 2016	End Year: 2020	Outcome: Affordability	Objective: Provide decent affordable housing
	Narrative:			
	Financial Assistance to acquire and rehabilitate abandoned structures for affordable housing purposes			
	Goal Outcome Indicator		Quantity	UoM
Rental units rehabilitated		2	Household Housing Unit	
Provide Tenant Based Rental Assistance	Affordable Housing	Bayamon Citywide	Adequate Housing Affordable Housing	Section 8 : \$16,249,800 HOME : \$151,187
	Start Year: 2016	End Year: 2020	Outcome: Affordability	Objective: Provide decent affordable housing
	Narrative:			
	Provide TBRA to very low-income persons using Housing Choice Voucher Program Funds. Provide TBRA assistance to low income families with HOME Funds.			
	Goal Outcome Indicator		Quantity	UoM
Tenant-based rental assistance / Rapid Rehousing		2,227	Households Assisted	
Adequate Plan Administration of Programs	Other	Bayamon Citywide	Planning and Administration	HOME : \$100,791
	Start Year: 2016	End Year: 2020	Outcome: Affordability	Objective: Create suitable living environments
	Narrative:			
	Adequate Plan Administration of Programs			
	Goal Outcome Indicator		Quantity	UoM
Other		1	Other	

## II. HOME Standards

### SPECIFIC HOME PROGRAM LIMITS AND STANDARDS FOR PROGRAM YEAR 2020

#### RECAPTURE PROVISION

Housing units acquired with HOME program funds have to satisfy the affordability requirements for a time no less than the applicable period as indicated in the table that follows, beginning after a project has been completed and is occupied by an eligible family. **The following recapture provisions apply to units acquired using HOME funds for down payment and closing costs assistance.** The HOME recapture provisions used permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

For the purpose of this plan the following definitions will be used:

- **Direct HOME subsidy** - is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down-payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price.
- **Net proceeds** - are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances the Municipality will recapture more than is available from the net proceeds of the sale.

During the affordability period, the following rules related to the buyers investment and the HOME program funds are applicable:

- The dwelling acquired with the HOME subsidy will be the sole residence of the participant, and will not be rented or use for other purposes.
- The participant will not engage the property to obtain a mortgage loan, or gift, or sell or exchange the property, without the written consent of the Municipality.
- The Municipality may inspect the property to assure that the participant is in compliance with these requirements during the affordability period of the property.

- The non-compliance with the terms and conditions mentioned in this provision will obligate the participant to reimburse the total amount of the subsidy to the Municipality.
- The affordability period of the property will be as follows:

Homeownership Assistance HOME Funds per Unit	Affordability Period (years)
From 1,000 to \$14,999	5
From 15,001 to \$40,000	10
More than \$40,000.00	15

For the down-payment and closing costs assistance the Municipality will use the recapture option in which the Owner recover its investment first.

**When funds are sufficient to recover HOME and Participant Investment**

Under this in this approach, the Municipality will permit the homebuyer to recover their entire investment (downpayment, capital improvements made by the owner since purchase, and payment allocated to the principal portion of the loan) before recapturing the HOME investment. Any surplus amount will be distributed using the following formula:

$\frac{\text{Number of years homebuyer occupied the home}}{\text{Period of affordability}}$	<b>X</b>	<b>Surplus amount</b>
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If net proceeds are insufficient, the homebuyer may not receive their entire investment back, or the Municipality may not be able to recapture the full amount due under the recapture agreements from the net proceeds available. In instances where there are insufficient net proceeds to recapture the amount due, the Municipality is not responsible for repaying the difference between the amount of direct HOME subsidy due and the recaptured amount available from net proceeds.

In the following examples we demonstrate how the recapture method will be applied:

**Example 1:**

A homebuyer receives \$30,000 in HOME down-payment assistance and provides \$10,000 of his or her own funds for down payment to buy a unit for \$125,000. After purchasing the home the homebuyer invests \$2,000 for capital improvements to the property. Two years into the 15-year period of affordability, the homebuyer decides to sell the home for \$130,000. The loan cancelation balance is \$83,000. The PJ's recapture provisions allow the HOME-assisted homebuyer to recover, from net proceeds, his or her entire investment in the property before the PJ recaptures any HOME subsidy. The \$130,000 will be distributed as follow:

- \$83,000 will be used for the cancelation of the mortgage loan
- The remaining amount or \$47,000 are the net proceed of the transaction (\$130,000 minus the loan cancelation amount \$83,000)
- The net proceeds will be distributed as follow:
  - The seller will recoup \$12,000 of its original investment
  - The Municipality will recover \$30,000 of the HOME investment
  - The remaining surplus of 5,000 will be distributed as follow:
    - \$4,333.33 to the Municipality
    - \$666.67 to the owner

**Example 2:**

A homebuyer receives \$30,000 in HOME down-payment assistance and provides \$10,000 of his or her own funds for down payment to buy a unit for \$125,000. After purchasing the home the homebuyer invests \$2,000 for capital improvements to the property. Two years into the 15 year period of affordability, the homebuyer decides to sell the home for \$120,000. The loan cancellation balance is \$83,000. The PJ's recapture provisions allow the HOME-assisted homebuyer to recover, from net proceeds, his or her entire investment in the property before the PJ recaptures any HOME subsidy. The \$120,000 will be distributed as follow:

- \$83,000 will be used for the cancellation of the mortgage loan
- The remaining amount or \$37,000 are the net proceed of the transaction (\$120,000 minus the loan cancellation amount \$83,000)
- The net proceeds will be distributed as follow:
  - The seller will recoup \$12,000 of its original investment
  - The Municipality is only able to recapture, from the remaining net proceeds, \$25,000 of its original \$30,000 investment. The Municipality is not responsible for repaying the \$5,000 difference between the recapture amount due and what is available from net proceeds.

There may be situations, particularly in growing markets with increases in property values, where the homebuyer desires to repay the whole amount of the HOME subsidy to the Municipality and requests cancellation of the soft second mortgage annotated as a lien on the fee simple ownership deed. In those cases, the appraised value of the property at the time of the request to the Municipality will be substituted for the "Sales Price" to compute the share of the equity recapture.

For all cases the following requirements shall apply:

- The participants will pay all legal fees if he breaches any of the terms and condition of this provision.
- The participants will allow that the HOME subsidy will constitute a second mortgage to their property.

Specific documentation required to calculate HOME, and net proceeds:

- Housing Unit Sale Price (Settlement Statement)
- Homeowner Investments – evidence of down payment, closing costs, payments to principal, and any other capital investment to improve the housing unit (original Settlement Statement and Capital Expenditures Receipts)
- Once the documentation is presented, the Municipality will determine the amount of the recapture on a case-by-case basis.

Any proceeds received by the Municipality as a result of the sale transaction will be considered program income and will be used for eligible HOME activities.

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

- Refinancing will be limited to capital improvements without equity return. This restriction is necessary, as refinancing with cash return will have the effect of reducing the profit at resale thus violating the purpose of the resale provisions. In addition, a higher monthly payment after refinancing could represent a risk of foreclosure due to income adjustments.
- A requirement that the property will be used as the main residence of the homebuyer may not be leased, converted, sold, donated permuted to other such use without written consent of the Municipality.

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

### **Maximum Unit Cost**

Section 215(b) of NAHA requires that the initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds not exceed 95 percent of the area median purchase price for single family housing, as determined by HUD. In Section 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013, HUD established new homeownership value limits for HOME Participating Jurisdictions (PJs). This new Rule was effective August 23, 2013. The Municipality of BAYAMON will use the following unit costs that are based on the limits as published by HUD:

- Existing units \$112,000
- New Construction \$238,000



### III. Municipality of BAYAMON ESG Standards

#### 1. Policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG)

To evaluate eligibility of individuals and families a case manager of the Municipality of a subrecipient will interview the applicant in accordance with the ESG program requirements. The initial assessment of the applicant will be completed using the centralized assessment system developed by the CoC. This initial assessment will determine the potential eligibility of the client, the kind and amount of assistance that the client needs in order to stabilize its housing condition. The initial assessment must be conducted in accordance with the requirements set forth under 24 C.F.R. 576.400(d) and these written standards. The interview will be conducted at the street level or at the offices where the services are provided.

All ESG assisted individuals and households must meet the definition of homelessness as established by HUD. The most recent HUD Homeless Definition was published on December 5, 2011. All ESG assisted individuals and households must be literally homeless or have incomes below 30% of the Area Median Income (AMI) as shown in the following table:

ESG program							
Income Limits							
1 Person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
\$6,750	\$7,700	\$8,650	\$9,600	\$10,400	\$11,150	\$11,950	\$12,700

The above table will be revised every year with the presentation of the Plan.

Income will be determined using the Section 8 definition of income found in 24 CFR Part 5 and all documentation will be verified with third party documentation. All ESG assisted individuals and households must be residents of the Municipalities that compose the CoC.

During the application process, the applicant must demonstrate that no appropriate housing options are available, that the household lacks the financial resources to obtain immediate housing or remain in its existing housing; and the household lacks support networks needed to obtain immediate housing or remain in its existing housing. The case manager must document the above elements.

Case managers must assist each program participant, as needed, to obtain appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent

living; housing stability case management; and other Federal, State, local, or private assistance available to assist the program participant in obtaining housing stability including:

- Medicaid
- Supplemental Nutrition Assistance Program
- Women, Infants and Children (WIC)
- Federal-State Unemployment Insurance Program
- Child and Adult Care Food Program, and
- Other mainstream resources such as housing, health, social services, employment, education

**2. Rent Standards**

The following are the applicable rents to the ESG Rapid Rehousing and Prevention activities:

<b>ESG program</b>				
<b>Rent Limits</b>				
<b>0 Bdr</b>	<b>1 Bdr</b>	<b>2 Bdr</b>	<b>3 Bdr</b>	<b>4 Bdr</b>
<b>\$431</b>	\$459	\$549	\$728	\$913

**3. Standards for targeting and providing essential services related to street outreach;**

The following are the minimum policies for Street Outreach activities funded with ESG funds:

**Targeting/Engagement:**

Providers of Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station airport or camping ground.

**Assessment/Service Provision/Referral/Prioritization:**

Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered the following Street Outreach services, as needed and appropriate: engagement, case management, emergency health and mental health, transportation services.

When appropriate based on the individual’s needs and wishes, the provision of or referral to rapid rehousing services that can quickly assist individuals to obtain safe, permanent housing shall be prioritized over the provision of or referral to emergency shelter or transitional housing services.

- 4. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g., victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest;**

The following are the policies for Emergency Shelter activities funded with ESG funds:

**Admission:**

Providers of Emergency Shelter services shall admit individuals and families who meet the HUD definition of “homeless,” as specified in 24 CFR 576.2 (1, 2, 3 & 4) and agencies’ eligibility criteria.

**Assessment:**

Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered Emergency Shelter services, as needed and appropriate.

**Prioritization/Diversion/Referral:**

When appropriate based on the individual’s needs and wishes, the provision of or referral to Homeless Prevention or Rapid Rehousing services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter or Transitional Housing services.

**Reassessment:**

Program participants will be reassessed as case management progresses, based on the individual service provider’s policies.

**Discharge/Length of Stay:**

Program participants shall be discharged from Emergency Shelter services when they choose to leave or when they have successfully obtained safe, permanent housing. Any Length of Stay limitations shall be determined by the individual service provider’s policies and clearly communicated to program participants.

**Referrals** are done at the judgment of the case manager. Every eligible program participant or program participant household is to be assigned a case manager who has experience in working with people who are homeless as well as people at-risk of homelessness. The case manager must work directly with each program participant or program participant household, meeting no less than once per week. The case manager is responsible for ongoing evaluation of the eligibility for services of each program participant and for the type of services for which they are eligible. The case manager is responsible to determine the type of service needed and the amount of financial assistance required for each program participant.

no longer requires program services or w

**Discharge** is done when the participant hen the maximum length of stay is reached (for individuals the maximum is 90 days; there is no maximum for households/families). Termination of services prior

to completion of service plan may occur if the participant violates program standards, misrepresents eligibility status, violates the shelter agreement, engages in criminal activity, etc. Participants who are terminated cannot re-apply for services until all outstanding issues are cleared to the satisfaction of the Municipality of Bayamón.

**Safety and Shelter Safeguards for Special Populations:**

Safety and Shelter Safeguards shall be determined by the individual Special Population service provider's policies and clearly communicated to program participants.

**5. Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter;**

ESG funds will be used to provide essential services to individuals and families who are in an emergency shelter. Essential services for participants of emergency shelter assistance can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

ESG sub-recipients are responsible to assess an individual or family's initial need for emergency shelter and must re-assess their need on an ongoing basis to ensure that only those individual or families with the greatest need receive ESG funded emergency shelter assistance.

Upon completion and implementation of the CoC's centralized or coordinated assessment system, ESG recipients shall be required to use that system to help determine an individual or families need for emergency shelter or other ESG funded assistance.

**6. Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers; other homeless assistance providers; and mainstream service and housing providers (see § 576.400(b) and (c) for a list of programs with which ESG-funded activities must be coordinated and integrated to the maximum extent practicable);**

The primary coordinative body for implementation of the ESG program will begin with Balance of State Homeless Coalition. The CoC typically meets monthly and has a diverse membership of housing service providers, support service providers, government agencies, and private/public organizations. The Continuum also has subcommittees to spearhead special initiatives such as drafting policies, forms and evaluation tools for review by the membership and approval of the Board. The Continuum will be consulted to identify annual ESG funding priorities, recommend programs that meet funding priorities, and participate in audits to help evaluate ESG agency performance.

The Municipality's designated housing support service provider(s) will coordinate with referral agencies to link clients in need of housing assistance to other services and shelters.

The Municipality will maintain its working relationship with the Puerto Rico Department of the Family. This State agency provides a major mainstream benefit resource for long-term housing stability.

The Municipality's designated housing support service provider(s) must have a strong knowledge and working relationship with local social service agencies, employment centers, shelter providers and supportive service programs (i.e., food pantries, transportation, health care, daycare, medical, legal, credit counseling, etc.).

The designated housing support service provider(s) must have a strong knowledge and working relationship with other agencies targeting housing services for homeless/low-income families including but not limited to Shelter Plus Care, Supportive Housing Program, Homeless Housing and Assistance Program, Veterans Assistance and Supportive Housing Program, Low Income Housing Tax Credit projects, Community Housing Development Organizations, and Section 8.

**7. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance;**

**Homeless Prevention**

Eligible clients for homeless prevention services are individuals or families meeting the definition of at-risk of homeless under 24 CFR576.2 with household incomes below 30% AMI of HUD's annual income limits. Clients receiving homeless prevention assistance must provide case managers with information and/or documentation in order to demonstrate that they have no other persons/support systems to help them with maintaining their current home, or prevent them from entering a shelter. Case managers must maintain documentation that demonstrates they connected the client with other mainstream programs to help client sustain permanent housing. Clients receiving more than one month of financial assistance must develop an individual service plan in consultation with the case manager. The case manager must maintain documentation of efforts to help obtain employment and/or employment readiness training for client and/or persons living in client's household who are able to enter the workforce.

The Municipality has established the following priority populations of homeless prevention clients. These priorities have been established because the population is deemed to have a higher probability of being successfully served, or there is a clear systems delivery gap for a particular population. It should be noted that these priorities are not meant to preclude other eligible persons from receiving assistance.

Priorities:

1. Fleeing/Attempting to Flee Domestic Violence
2. Victims of certified disaster or emergency conditions
3. Families with children

**Rapid Re-housing**

Eligible clients for rapid re-housing services are individuals or families meeting the definition of homelessness under 24 CFR576.2. In order to ensure ESG funds are the most appropriate source of funding, case managers must document client's readiness to reside in permanent housing (low demand for housing support services). Clients approved for rapid re-housing services must find a unit that meets rent reasonableness standards, does not exceed HUD's Fair Market Rent within 60 days of client's approval date for services. Clients receiving more than one month of financial assistance must develop an individual service plan in consultation with the case manager.

The City has established the following priority populations of rapid re-housing clients. These priorities have been established because the population is deemed to have a higher probability of being successfully served, there is a clear systems delivery gap for a particular population, and it will enhance the Continuum's goal of quickly transitioning homeless persons from shelters to permanent housing.

Priorities:

1. Families with children living in a car or in other place not suitable
2. Veterans and families with a member who is a veteran.

**8. Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance;**

ESG funding will be used as last resort, least amount of assistance, least amount of time. ESG funds will neither be used to supplant other available resources to the client, nor will ESG funds be used to duplicate a resource provided in the same time period for the same cost type at the time of client requesting ESG assistance. Case managers will have to develop a household budget and identify the amount of ESG funds needed to help client maintain permanent housing. For clients receiving ongoing financial assistance, the case manager must develop a plan with the client to contribute up to 30% of household income towards ESG assisted activity. Case managers must obtain proof of payment from client and verify that client payment was received by the third party prior to paying out ESG funds.

Utility payments will be made for eligible persons with a utility shut off notice. Case managers must document that AAA or AEE acceptance of payment will guarantee the client's utility service for at least one billing cycle.

**9. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time; and**

See below (item 9)

**10. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receive assistance; or the maximum number of times the program participant may receive assistance.**

The Municipality will use the following standard for determining the type, amount and duration of housing stabilization assistance:

- (1) **Rental application fees.** ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
- (2) **Security deposits.** ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
- (3) **Last month's rent.** If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
- (4) **Utility deposits.** ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (5) of this section.
- (5) **Utility payments.** ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
- (6) The Municipality may provide a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of the aforementioned.
- (7) **Moving costs.** ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

## PERFORMANCE STANDARDS

The Municipality's definition of a successful outcome is:

- Homeless Prevention – Client avoided homelessness and maintained permanent housing for at least six months from date of last assistance
- Rapid Re-housing – Client obtained permanent housing within 60 days from date of approval and maintained permanent housing for at least six months from date of last assistance

To this end, the following performance standards have been established for the ESG program:

- Emergency shelter documents an average length of stay of less than 60 days

- At least 40% of emergency shelter clients are successfully transitioned to permanent housing units
- At least 60% of clients receiving street outreach services will access shelter
- At least 50% of rapid re-housing clients will obtain and maintain permanent housing
- At least 50% of homeless prevention clients will maintain permanent housing
- HMIS data quality reports will achieve an accuracy reporting rate of at least 90% Subrecipients expend 100% of ESG award and document verifiable eligible matching source(s)

In compliance with 24 CFR 576.405(a) every program year the Municipality will consult with the Puerto Rico Balance of Commonwealth CoC- PR502 to receive their input in on policies and decisions regarding any facilities or services that receive funding under ESG. The CoC board composition includes two former homeless persons. By consulting the CoC the Municipality is in compliance with the requirement of the Regulations.



## MUNICIPALITY OF BAYAMÓN ESG CV STANDARDS

The Municipality of Bayamón will undertake outreach, emergency shelter, prevention and rapid re-housing activities through the implementation of the following standards.

1. That individuals and families whose income does not exceed the Very Low-Income Limit of the shall be considered “at risk of homelessness” and shall be eligible for homelessness prevention.
2. The amounts provided for ESG-CV may be used to cover or reimburse allowable costs to prevent, prepare for, and respond to coronavirus activities by the Municipality including costs incurred prior to the date of enactment of the CARES Act.
3. The Municipality may deviate from applicable procurement standards when procuring goods and services to prevent, prepare for, and respond to coronavirus.
4. The Municipality may use up to 10 percent of its allocation for administrative purposes.
5. The use of amounts provided shall not be subject to the consultation, citizen participation, or match requirements that otherwise apply to the Emergency Solutions Grants program, except that the Municipality must publish how it has and will utilize its allocation, at a minimum, on the Internet Municipality web site or through other electronic media.
6. Funds may be used to provide temporary emergency shelters (through leasing of existing property, temporary structures, or other means) to prevent, prepare for, and respond to coronavirus, and that such temporary emergency shelters shall not be subject to the minimum periods of use.
7. The Federal habitability and environmental review standards and requirements shall not apply to the use of such amounts for those temporary emergency shelters that have been determined by State or local health officials to be necessary to prevent, prepare for, and respond to coronavirus.
8. Funds may be used for training on infectious disease prevention and mitigation and to provide hazard pay, including for time worked prior to the date of enactment of the Cares Act, for staff working directly to prevent, prepare for, and respond to coronavirus among persons who are homeless or at risk of homelessness, and that such activities shall not be considered administrative costs for purposes of the 10 percent cap.

### **1. Policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG)**

To evaluate eligibility of individuals and families a case manager of the Municipality of a subrecipient will interview the applicant in accordance with ESG program requirements. The initial assessment of the applicant will be completed using the centralized assessment system developed by the CoC. This initial assessment will determine the potential eligibility of the client, the kind and amount of assistance that the client needs in order to stabilize its housing condition. The initial assessment must be conducted in accordance with the requirements set forth under 24 C.F.R. 576.400(d) and these written standards. The interview will be conducted at the street level or at the offices were services are provided.

All ESG assisted individuals and households must meet the definition of homelessness as established by HUD. The most recent HUD Homeless Definition was published on December 5, 2011. All ESG

assisted individuals and households must be literally homeless or be at risk of homelessness and be a **50%** or below the Area Median Income (AMI) as shown in the next table:

<b>FY 2020</b>							
<b>ESG program</b>							
<b>Income Limits</b>							
<b>1 Person</b>	<b>2 persons</b>	<b>3 persons</b>	<b>4 persons</b>	<b>5 persons</b>	<b>6 persons</b>	<b>7 persons</b>	<b>8 persons</b>
\$10,850	\$12,400	\$13,950	\$15,450	\$16,700	\$17,950	\$19,200	\$20,400

The above table will be revised every year with the presentation of the Plan.

Income will be determined using the Section 8 definition of income found in 24 CFR Part 5 and all documentation will be verified with third party documentation. All ESG assisted individuals and households must be residents of the Municipalities that compose the CoC.

During the application process, the applicant must demonstrate that no appropriate housing options are available, that the household lacks the financial resources to obtain immediate housing or remain in its existing housing; and the household lacks support networks needed to obtain immediate housing or remain in its existing housing. The case manager must document the above elements.

Case managers must assist each program participant, as needed, to obtain appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; housing stability case management; and other Federal, State, local, or private assistance available to assist the program participant in obtaining housing stability including:

- Medicaid
- Supplemental Nutrition Assistance Program
- Women, Infants and Children (WIC)
- Federal-State Unemployment Insurance Program
- Child and Adult Care Food Program, and
- Other mainstream resources such as housing, health, social services, employment, education.

## Rent Standards

The following are the applicable rents to the ESG Rapid Rehousing and Prevention activities:

FY	ESG program				
	Rent Limits*				
	0 Bdr	1 Bdr	2 Bdr	3 Bdr	4 Bdr
2019	\$431	\$459	\$549	\$728	\$913
2020	\$416	\$451	\$531	\$706	\$868

**\*The above table shows the existing FMR. However, the FMR CAP is waived for any individual or family receiving Rapid Re-housing or Homelessness Prevention assistance who executes a lease for a unit during the 6-month period beginning on the date of this memorandum. The Municipality must ensure that the units in which ESG assistance is provided to these individuals and families meet the rent reasonableness standard.**

## 2. Standards for targeting and providing essential services related to street outreach and emergency shelters;

The following are the minimum policies for **Street Outreach** activities funded with ESG funds:

### Targeting/Engagement:

Providers of Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station airport or camping ground. **All outreach activities must be to respond or prevent coronavirus.**

### Assessment/Service Provision/Referral/Prioritization:

Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered the following Street Outreach services, as needed and appropriate: engagement, case management, emergency health and mental health, transportation services. **All activities will be intended to address urgent needs of the homeless population. The following are examples of activities that can be undertaken:**

1. Providing Personal Protective Equipment (PPE), toiletries and other supplies to those who are unsheltered.
2. Engaging unsheltered individuals to connect them to coordinated entry, non-congregate shelter and rapid re-housing.
3. Linking participants to health services.
4. Increasing street outreach efforts/presence, including increased staffing.
5. Engagement and case management to support linkages to housing.

6. Providing transportation to access medical care, housing stability or other urgent need.

**The Municipality is not limited to the above activities and may undertake any other necessary and eligible ESG activity that will respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance.**

When appropriate, based on the individual's health condition, needs or determination, the provision of referrals to non-congregated shelters, and rapid rehousing services that can quickly assist individuals to obtain a safe, permanent housing shall be prioritized over the provision of or referral to emergency shelter or transitional housing services.

### **Emergency Shelters**

The Municipality will assure that emergency shelter funded activities are provided under the following service standards. First, ESG-CV activities are intended to improve shelter quality and the ability to prevent and mitigate the spread of the infection, and to increase the likelihood of positive exits with shortened stays such as:

1. The expansion of essential services funding for housing navigation to decrease length of stay in shelter.
2. Shelter conversion to expand access to non-congregate shelter

**The Municipality is not limited to the above activities and may undertake any other necessary and eligible ESG activity that will respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance.**

**Note: Any decision to sustain or expand shelter capacity should be supported by inflow data.**

Additionally, the Municipality will promote in shelter service providers that shelter management protocols are updated and aligned with current pandemic emergency. The Protocol must address issues related to social distancing, symptom screening, testing and hygiene/sanitation protocols, among others. It must also consider coordination efforts with public health to establish non-congregate shelters options such as hotel/motels, dorm rooms, converted spaces where people can isolate or quarantine in individual rooms.

Other activities might be related to increase staff ratios and order hygiene supplies including Personal Protective Equipment (PPE).

- 3. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g., victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest;**

The following are the policies for Emergency Shelter activities funded with ESG funds:

**Admission:**

Providers of Emergency Shelter services shall admit individuals and families who meet the HUD definition of “homeless,” as specified in 24 CFR 576.2 (1, 2, 3 & 4) and agencies’ eligibility criteria. **No minimum length of stay will be required for Emergency Shelters.**

**Assessment:**

Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered Emergency Shelter services, as needed and appropriate.

**Prioritization/Diversion/Referral:**

When appropriate based on the individual’s needs and wishes, the provision of or referral to Homeless Prevention or Rapid Rehousing services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter or Transitional Housing services.

**Reassessment:**

Program participants will be reassessed as case management progresses, based on the individual service provider’s policies.

**Discharge/Length of Stay:**

Program participants shall be discharged from Emergency Shelter services when they choose to leave or when they have successfully obtained safe, permanent housing. Any Length of Stay limitations shall be determined by the individual service provider’s policies and clearly communicated to program participants. Due to the pandemic emergency **No minimum length of stay will be required for the Emergency Shelter.**

Referrals are done at the judgment of the case manager. Every eligible program participant or program participant household is to be assigned a case manager who has experience in working with people who are homeless as well as people at-risk of homelessness. The case manager must work directly with each program participant or program participant household, meeting no less than once per week. The case manager is responsible for ongoing evaluation of the eligibility for services of each program participant and for the type of services for which they are eligible. The case manager is responsible to determine the type of service needed and the amount of financial assistance required for each program participant.

Discharge is done when the participant no longer requires program services or when the maximum length of stay is reached. Termination of services prior to completion of service plan may occur if the participant violates program standards, misrepresents eligibility status, violates the shelter agreement, engages in criminal activity, etc. Participants who are terminated cannot re-apply for services until all outstanding issues are cleared to the satisfaction of the Municipality of Bayamón.

### **Safety and Shelter Safeguards for Special Populations:**

Safety and Shelter Safeguards shall be determined by the individual Special Population service provider's policies and clearly communicated to program participants.

#### **4. Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter;**

ESG funds will be used to provide essential services to individuals and families who are in an emergency shelter. Essential services for participants of emergency shelter assistance can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

ESG sub-recipients are responsible to assess an individual or family's initial need for emergency shelter and must re-assess their need on an ongoing basis to ensure that only those individual or families with the greatest need receive ESG funded emergency shelter assistance.

Upon completion and implementation of the CoC's centralized or coordinated assessment system, ESG recipients shall be required to use that system to help determine an individual or families need for emergency shelter or other ESG funded assistance.

#### **5. Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers; other homeless assistance providers; and mainstream service and housing providers (see § 576.400(b) and (c) for a list of programs with which ESG-funded activities must be coordinated and integrated to the maximum extent practicable);**

The primary coordinative body for implementation of the ESG program will begin with Balance of State Homeless Coalition. The CoC typically meets monthly and has a diverse membership of housing service providers, support service providers, government agencies, and private/public organizations. The Continuum also has subcommittees to spearhead special initiatives such as drafting policies, forms and evaluation tools for review by the membership and approval of the Board. The Continuum will be consulted to identify annual ESG funding priorities, recommend programs that meet funding priorities, and participate in audits to help evaluate ESG agency performance.

The Municipality's designated housing support service provider(s) will coordinate with referral agencies to link clients in need of housing assistance to other services and shelters.

The Municipality will maintain its working relationship with the Puerto Rico Department of the Family. This State agency provides a major mainstream benefit resource for long-term housing stability.

The Municipality's designated housing support service provider(s) must have a strong knowledge and working relationship with local social service agencies, employment centers, shelter providers and supportive service programs (i.e., food pantries, transportation, health care, daycare, medical, legal, credit counseling, etc.).

The designated housing support service provider(s) must have a strong knowledge and working relationship with other agencies targeting housing services for homeless/low-income families including but not limited to Shelter Plus Care, Supportive Housing Program, Homeless Housing and Assistance Program, Veterans Assistance and Supportive Housing Program, Low Income Housing Tax Credit projects, Community Housing Development Organizations, and Section 8.

**6. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance;**

**Homeless Prevention**

Eligible clients for homeless prevention services are individuals or families meeting the definition of at-risk of homeless under 24 CFR576.2 with household incomes below 50% AMI of HUD's annual income limits. Clients receiving homeless prevention assistance must provide case managers with information and/or documentation in order to demonstrate that they have no other persons/support systems to help them with maintaining their current home, or prevent them from entering a shelter. Case managers must maintain documentation that demonstrates they connected the client with other mainstream programs to help client sustain permanent housing. Clients receiving more than one month of financial assistance must develop an individual service plan in consultation with the case manager. The case manager must maintain documentation of efforts to help obtain employment and/or employment readiness training for client and/or persons living in client's household who are able to enter the workforce.

The Municipality has established the following priority populations of homeless prevention clients. These priorities have been established because the population is deemed to have a higher probability of being successfully served, or there is a clear systems delivery gap for a particular population. It should be noted that these priorities are not meant to preclude other eligible persons from receiving assistance.

Priorities:

- Fleeing/Attempting to Flee Domestic Violence
- Victims of certified disaster or emergency conditions
- Families with children

**Rapid Re-housing**

Eligible clients for rapid re-housing services are individuals or families meeting the definition of homelessness under 24 CFR576.2. In order to ensure ESG funds are the most appropriate source of funding, case managers must document client's readiness to reside in permanent housing (low demand for housing support services). Clients approved for rapid re-housing services must find a unit

that meets rent reasonableness standards, does not exceed HUD's Fair Market Rent within 60 days of client's approval date for services. Clients receiving more than one month of financial assistance must develop an individual service plan in consultation with the case manager.

The City has established the following priority populations of rapid re-housing clients. These priorities have been established because the population is deemed to have a higher probability of being successfully served, there is a clear systems delivery gap for a particular population, and it will enhance the Continuum's goal of quickly transitioning homeless persons from shelters to permanent housing.

Priorities:

- Families with children living in a car or at other place not suitable
- Veterans and families with a member who is a veteran.

**Rapid Re-housing** has the greatest capacity of all ESG activities to end homelessness. The Municipality will strategically employ Rapid Re-Housing efforts for those in overflow/congregate/non-congregate shelters and unsheltered individuals; encourages outreach staff to maintain a progressive engagement model with the population and encourages varied data-driven program models to meet needs including: short-term diversion, high-intensity service models for those who will need significant support to maintain housing.

It also supports efforts to: scale landlord engagement activities; monitor data to ensure that exits to housing are equitable and that returns to homelessness are not racially disproportionate; ensure people in housing are linked to appropriate services, including health care and employment services and ensure people are provided with adequate assistance, based on individualized needs

**7. Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance;**

ESG funding will be used as last resort, least amount of assistance, least amount of time. ESG funds will neither be used to supplant other available resources to the client, nor will ESG funds be used to duplicate a resource provided in the same time period for the same cost type at the time of client requesting ESG assistance. Case managers will have to develop a household budget and identify the amount of ESG funds needed to help client maintain permanent housing.

Utility payments will be made for eligible persons who has recently lost income and is unable to pay utilities and has utility arrears accumulated during the emergency period. Case managers must document that AAA or AEE acceptance of payment will guarantee the client's utility service for at least one billing cycle.

**8. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time; and**

See below (item 9)



9. **Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receive assistance; or the maximum number of times the program participant may receive assistance.**

The Municipality will use the following standard for determining the type, amount and duration of housing stabilization assistance:

1. **Rental application fees.** ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
2. **Security deposits.** ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
3. **Last month's rent.** If necessary, to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
4. **Utility deposits.** ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (5) of this section.
5. **Utility payments.** ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
6. The Municipality may provide a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of the aforementioned.
7. **Moving costs.** ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

## PERFORMANCE STANDARDS

The Municipality's definition of a successful outcome is:

- Homeless Prevention – Client avoided homelessness and maintained permanent housing for at least six months from date of last assistance
- Rapid Re-housing – Client obtained permanent housing within 60 days from date of approval and maintained permanent housing for at least six months from date of last assistance

To this end, the following performance standards have been established for the ESG program:

- Emergency shelter documents an average length of stay of less than 60 days
- At least 40% of emergency shelter clients are successfully transitioned to permanent housing units
- At least 60% of clients receiving street outreach services will access shelter
- At least 50% of rapid re-housing clients will obtain and maintain permanent housing
- At least 50% of homeless prevention clients will maintain permanent housing
- HMIS data quality reports will achieve an accuracy reporting rate of at least 90% Subrecipients expend 100% of ESG award and document verifiable eligible matching source(s)

In compliance with 24 CFR 576.405(a) every program year the Municipality will consult with the Puerto Rico Balance of Commonwealth CoC PR-502 to receive input about policies and decisions regarding any ESG funded service provider. The CoC board composition includes two former homeless persons. By consulting the CoC the Municipality is in compliance with the requirement of the Regulations.

## IV. Municipality of Bayamón - Methodology for Calculating HOME Maximum Purchase Price or After-Rehab Value Limits

### Introduction

The Municipality of Bayamón designed the methodology included in this document to comply with the HOME Program at §92.254(a)(2)(iii) in order to establish the maximum purchase price of subsidized unit in the jurisdiction. For program year 2020 the Municipality intends to use HOME funds for homebuyer assistance and rehabilitation of owner-occupied single- family properties. The initial purchase price or value after rehabilitation must be no more than 95% of the median purchase price of homes in the area. PJ has the option of using the median price as determined by the Secretary of HUD or establish its own limits using the methodology in HOME regulations at §92.254(a)(2)(iii).

### Data Source

The FY 2020 Existing Housing Limits are based on the following database:

1. Puertoricoe database. This database maintains daily information of housing sales in Puerto Rico by Municipality. The database uses actual sale data from banking institutions as recorded in the mortgage or the sale transaction.

State:	Puerto Rico
County:	Bayamón
Metropolitan/FMR Area:	San Juan-Guaynabo, PR HUD Metro FMR Area
Years' worth Sales Data:	1
Data period:	January 2, 2019 to December 31, 2019
Number of transactions:	1,243 sales

The data was obtained for the Municipality of Bayamón and for accuracy purposes the databased was filtered to show only units considered to be in safe, sound and sanitary condition. The Median purchase price is based on the most recent data that aggregates to 500 (1,243) or more sales in the specific geography. The result is the "Unadjusted Median Purchase Price".

## Methodology

The regulation requires the PJ to follow the methodology described below:

- (A) The 95 percent of median area purchase price must be established in accordance with a market analysis that ensured that a sufficient number of recent housing sales are included in the survey.
- (B) Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one- month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be listed in ascending order of sales price.
- (C) The address of the listed properties must include the location within the participating jurisdiction. Lot, square, and subdivision data may be substituted for the street address.
- (D) The housing sales data must reflect all, or nearly all, of the one- family house sales in the entire participating jurisdiction.
- (E) To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

This market analysis complies with the requirement of the regulation as explained below:

**Requirement:** (A) The 95 percent of median area purchase price must be established in accordance with a market analysis that ensured that a sufficient number of recent housing sales are included in the survey.

Bayamón Market Analysis: This analysis uses a database of 1,243 recent housing sales .

(B) Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one- month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be listed in ascending order of sales price.

Bayamón Market Analysis: This analysis uses a 12-month period with an average sales per month of 103.

(C) The address of the listed properties must include the location within the participating jurisdiction. Lot, square, and subdivision data may be substituted for the street address.

Bayamón Market Analysis: The database includes the address of each of the unit.

(D) The housing sales data must reflect all, or nearly all, of the one- family house sales in the entire participating jurisdiction.

(E) To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

Bayamón Market Analysis: We calculate the median sale price using excel median formula that is equivalent to the above requirement.

## **Sales market Data**

The sales housing market in Puerto Rico is currently very soft because the 2017 hurricanes and the declining population has resulted in many vacant units on the market. The Federal Housing Finance Agency (FHFA) quarterly, purchase-only, non-seasonally adjusted house price index measures changes in home sales prices for Puerto Rico. In this house price index, 1995 is the base year with a value of 100. During the second quarter of 2019, this index was 164.32, which was an increase of nearly 14 percent from the second quarter of 2018. Even with the recent increase in the house price index in Puerto Rico, it is still nearly 22 percent below the peak of 209.67 in the fourth quarter of 2007.

