



HUD

SAN JUAN

ANNUAL REPORT



Louis E. Brown Villas—St. Croix - Much more than public housing

Innovative features for residents—Green technologies—Job creation opportunities—Beautiful architecture

(See Page 2 for full story)

Message from the Director

This first issue of HUD San Juan Annual Report is a glimpse into the arduous work and accomplishments the HUD San Juan Field Office carries out on a daily basis. It is also an invitation for those in the housing industry to learn about our programs and the amazing ideas that flow in and out of our office. The housing projects you will see in this bulletin are a testament to the creativity, dedication, and resourceful administration with which HUD grantees make these projects happen. Our grantees serve the hungry,



lend a hand and an ear to those with true need. And this is the greatest reward; to see that the federal funds that we channel through our office are passed down to the people of Puerto Rico and the US Virgin Is- capable hands of our

Efrain Maldonado
Director

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Louis E. Brown Villa Opens its Doors to Low-Income Families in St. Croix

(HUD) Assistant Secretary Sandra B. Henriquez and U.S. Virgin Islands Governor John de Jongh Jr. opened the new 102-unit Louis E. Brown public housing development, replacing the aging development that suffered from multiple hurricanes over the years. The new Louis E. Brown Villas is the Virgin Islands Housing Authority's (VIHA) first affordable housing development in 20 years.

"Cutting this ribbon marks a new beginning for the residents and the surrounding community," said Henriquez. "The Louis E. Brown redevelopment is kick-starting the local economy, creating hundreds of construction jobs, and providing a new community that St. Croix families will be able to call home." The developer, Carlisle Development Group, included green features to conserve power and water which will significantly lower utility costs for residents. These power-saving features include solar water heaters, energy-efficient appliances, and rainfall cistern. The new community will also include a community room, library, pedestrian walkways, laundry facility, exercise room, computer lab, recreational area, and a playground. Joining Henriquez and the Governor were Lieutenant Governor Gregory R. Francis; members of the USVI 29th Legislature, including Senator Celestino White of the Legislature's Housing Committee; HUD-appointed Board Chair Kimberly Wize; and VIHA Executive Director Robert Graham.



INAUGURATION OF LOUIS E. BROWN VILLAS—JANUARY 2012

HUD Assistant Secretary Sandra Henriquez and Governor of US Virgin Islands John P. de Jongh, surrounded by guests, cut the ribbon inaugurating the Louis E. Brown Villas Public Housing Development.

Esperanza Village A New Hope for Homeless Men in Juncos

A new opportunity for homeless men to start over became a reality in Juncos. Village Esperanza, a brand new transitional housing facility with nine units will provide two years of housing and services to men while they get back on their feet. Services offered onsite aim at helping them regain means to live independently. HUD investment in this project includes \$770,989 of HOME funds and \$491,268 of SHP money, awarded to the Corporación de Seguros de Salud y Medicina Avanzada, COSSMA. Each unit has one bedroom, kitchen, bathroom, dining room, living room and a balcony. The communal area has a gazebo, laundry, parking and controlled entry. Among the services offered are individualized attention, coordination and referral of services and transportation.



Esperanza Village,
Juncos



CoC AWARD CEREMONY—JANUARY 2012

HUD Director Efrain Maldonado presents check for \$13.4 million to homeless programs in Puerto Rico.

Left to right: Hon. Luis Arroyo Chiques, Mayor of Aguas Buenas; Hon. William Miranda Torres, Mayor of Caguas; Efrain Maldonado, HUD San Juan Director; Francisco Rodríguez, Executive Director of Coalición de Coaliciones; Eddie García, Asst. Secretary of Department of Family; Dr. Luis Martínez,

HUD Awards \$13.4 Million to 50 Homeless Programs in Puerto Rico

The HUD San Juan Field Office (SJFO) presented a check for \$13.4 to renew funding to 50 homeless programs operating in Puerto Rico. The funds will ensure these housing and service programs remain operating in 2012 and are a critical part of the HUD's strategic plan to prevent and end homelessness. The renewal of funding through the *Continuum of Care* (CoC) programs will be pivotal in the collaborative effort to reduce the number of homeless persons in Puerto Rico, which was approximately 3,445 in 2011, and 3,687 in 2009; a 7% reduction, according to the Point in Time Survey & Housing Inventory Count, 2011.

HUD's CoC grants are awarded competitively to local programs to help them provide permanent and transitional housing to homeless persons as well as services including job training, health care, mental health counseling, substance abuse treatment, and child care.

In addition to HUD's annual grant awards, HUD allocated to Puerto Rico \$45,778,365 through its *Homelessness Prevention and Rapid Re-housing* (HPRP) Program. Made possible through the American Recovery and Reinvestment Act of 2009, HPRP is intended to prevent persons from falling into homelessness or to rapidly re-house them if they do.



INAGURATION OF GUAYACAN HOUSING DEVELOPMENT—OCTOBER 2011

Left to right: Marlin Guzman, HUD; Ileana Aymat Rios, Executive Director Hogar Ruth; Jose R. Rivera, HUD; Hon. Carlos Lopez, Mayor of Dorado; Maria del Carmen Valentin, Hogar Ruth; Maria L. Hernandez, Atenas College President; Ana Davila, Hogar Ruth.

Guayacan Housing Program Offers Supportive Services to Victims of Abuse and Their Children

Guayacan Housing Development opened its doors to victims of domestic violence and their children, providing transitional housing and other support services. This housing development was recently inaugurated by Hogar Ruth Para Mujeres Maltratadas, Inc., a non-profit that works with victims of domestic violence, and operates on four basic strategies to foster victim empowerment: 1) education, 2) job training, 3) emotional support, 4) safe housing. This project was made possible in part by HUD through Continuum of Care funds.

This project represents a joint effort between Hogar Ruth and the San Juan Field Office to provide much needed housing and support services for underserved populations. During the event, HUD CPD Director Jose R. Rivera expressed his commitment and satisfaction with these initiatives and with the development of projects to serve homeless families and victims of domestic violence.

Hogar Ruth is a non-profit organization in operation since 1983 dedicated to offering support and emergency shelter for victims of domestic violence, among other services such as crisis intervention, emotional and legal counseling, medical and nutritional assistance, and community education.

Housing for More Than 9,000 Families in Public Housing Projects

Los Rosales Public Housing Project, with a construction cost of \$9 million, is part of the 9,000+ families strong modernization effort by the Puerto Rico Department of Housing (PRDH). The PRDH Secretary, Miguel Hernandez Vivoni, Esq., proudly stated that families currently in public housing and many new families will enjoy these improvements thanks to a \$174 million federal investment in 18 modernization projects and 28 rehabilitation projects throughout the island. "With these modernization efforts we will instantly improve the quality of life of 9,000 families. The scope of these projects goes well beyond the physical structures. For example, we're talking about an improvement to a sports facility, that along with the programs run in these projects such as Boys and Girls Club or Job Connection—to mention a few—can help us steer hundreds of lives down the right path."

While partaking in the ceremony, Resident Commissioner for Puerto Rico Pedro Pierluisi mentioned being satisfied and proud of the work that Secretary Vivoni and his staff have executed in relation to the management of ARRA funds. Sec. Vivoni was keen to point out that PRDH's dedication to their

residents led them to be one of the first to obligate their ARRA funds. He also indicated that the Manuel A. Perez Housing Project will be modernized with an investment of more than \$24 million.



Los Rosales Public Housing Project



CHECK PRESENTATION TO PATHSTONE—MARCH 2012

Eng. Gilberto Reyes; Maria Rodriguez, Pathstone; Michelle Sugden, Pathstone Director; Magaly Mendez, HUD; Efrain Maldonado, HUD San Juan Director; Lee Baulac, Pathstone Senior VP Economic Development; Albert Rivera, Pathstone;

HUD Grants \$5.7 Million to PathStone for Utuado's First Affordable Housing Project

The HUD San Juan Office was extremely proud to present a check for \$5.7 million to PathStone Community Development Corp., for the development of a 32-unit housing project for very low-income seniors, along with support services and green elements. This will be the first affordable housing project for seniors in the Municipality of Utuado. The project will be constructed on a main road near public transportation and within walking distance to many services required by the elderly population.

PathStone is a non-profit organization in operation since 1969 that builds individuals, families and communities by giving them the tools needed to obtain the economic and social resources necessary to gain a better quality of life.

Opening of a New Multifamily Computer Library in Barranquitas

With a large attendance of families and community leaders, the owner of San Cristobal Apartments, a 61-units HUD/USDA multifamily rental property in Barranquitas located at the lovely mountains of Puerto Rico, opened a Neighborhood Networks (Computer) Center on June 22, 2012. The computer center will offer children, mothers, and elderly residents an extraordinary opportunity to have access to the digital divide in procuring services, educational opportunities, and communication with relatives abroad. Partnership has been established with local community organizations, enforcement entities, and colleges to aid families into self-sufficiency.



SAN CRISTOBAL APARTMENTS COMPUTER LIBRARY
Multifamily Senior Project Manager & Neighborhood Network Coordinator, Yolanda Rivera appreciates the modern equipment of the newly built computer center.



Maricao NSP Project

New Hope for 12 Families Thanks to NSP

With an investment of over \$1.4 million in Neighborhood Stabilization Project (NSP) funds for the municipality of Maricao, the Honorable Mayor Gilberto Perez Valentin and Office of the Commissioner for Municipal Affairs (OCAM) Commissioner Luis R. Rivera, Esq., are proud to present housing units that will benefit 12 low-income families. They were able to identify different sites that diminish the value of neighboring properties and residences, and thanks to OCAM's plan for the NSP funds, developed 12 modern and spacious 2 and 3-bedroom apartments in Barrio Pueblo Nuevo. OCAM has developed an action plan for the effective management of NSP funds that demonstrate their commitment to the residents of Maricao and the entire jurisdiction by rehabilitating existent structures, developing new housing projects, and developing public facilities that will help stabilize and revitalize neighborhoods. The NSP program has already helped build 100 housing units and 3 housing projects.

Grand Opening Ceremony for La Casa de Doña Here

A grant in the amount of \$732,200 was provided by HUD on March 2012 under the Section 811 Supportive Housing for Persons with Disabilities for the development of La Casa de Doña Here. This group home is located in Mayaguez, Puerto Rico and will house six persons with disabilities. Under this program, HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low-income adults with disabilities.



La Casa de Doña Here

Father's Day Activity in USVI

The Virgin Islands Housing Authority hosted two Father's Day activity (Father/Child Fun Day) The event in the St. Croix district was held on June 9th and in the St. Thomas district on June 15th, respectively. Resident participation in both districts were much higher this year, with fathers receiving resource materials from a wide range of service providers. Some additional services were the distribution of free children's books from the Family Connection organization, as well as health and vision screenings from Pearle Vision Center and the Frederiksted Health Clinic. The program of the activities included ROSS/FSS recruitment, exhibits from local non-profits and other partners, video game contests, bounce games and other activities.



Father and children receiving free books from the Family Connection Organization.





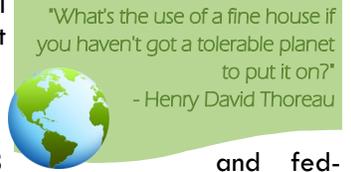
HUD Goes Green

With APG 13

HUD Headquarters has assigned the San Juan Field Office (SJFO) a special goal: *To increase the number of green and energy-efficient retrofits in our HUD-supported affordable housing projects.* The San Juan Field

Office Agency Priority Goal (APG) 13 is part of HUD's 5-year Strategic Plan, which covers topics from reducing foreclosures and homeless veterans to increasing the amount of affordable homes offered by HUD Programs and the recovery and utilization of Gulf Coast homes.

green retrofit measures, such as replacing non-energy efficient appliances and bathroom/kitchen fixtures (light bulbs, toilets, faucets, etc.) with Energy-Star appliances and energy-efficient fixtures. Our office is also committed to ensuring our stakeholders have the required technical assistance and support to carry out these green initiatives.



Office Agency Priority Goal (APG) 13 is part of HUD's 5-year Strategic Plan, which covers topics from reducing foreclosures and homeless veterans to increasing the amount of affordable homes offered by HUD Programs and the recovery and utilization of Gulf Coast homes.

To meet the goal of green and energy-efficient units, the San Juan Field Office has created a comprehensive plan that will allow our office to quantify units that comply with place-based

This is the direction HUD is moving in with initiatives such as APG 13 and federal partnerships with the Department of Transportation and EPA. As a federal agency that provides essential housing programs and services, we feel a responsibility and an urgency to help restore the delicate balance in which humanity interacts with Earth. Little changes can make a BIG difference.

6 Goals to Help Us Reach the Green

1

Development of an Energy Efficiency Management Plan for the San Juan Field Office

The SJFO completed the its Strategic Energy Efficiency Management Plan. This plan will serve as a tool to help meet challenges and goals in providing guidance and support to stakeholder's changing needs in Puerto Rico by 1) building a foundation of awareness and training, 2) promoting green technologies, innovative designs, and smart procurement practices, and 3) supporting stakeholders in leveraging public and private funds, and alternative financing options.

2

Develop Place-Based Definitions of Green/Retrofit Measures for HUD-Assisted Housing

The SJFO Energy Group successfully created Place-Based Green Retrofit Definitions with the assistance of housing and green expert stakeholders to guide HUD-funded property owners and managers on green retrofit measures that could be implemented on said properties with HUD program funds such as Capital Funds, CDBG, Reserve for Replacement funds, HOPWA, ESG, and COC.

3

Create Partnerships with Local Agencies to Effect Policy Changes that Promote Green Efforts

In FY 2012, the SJFO created partnerships with local Environmental Protection Agency (EPA) office, the San Juan MSA municipalities, and the Puerto Rico Housing Task Force. Many achievements were produced from these partnerships, most notably the expedite development and revision of the EPA Energy Star Guidelines for Puerto Rico.

4

Work with Multifamily Stakeholders to Incentivize Green Retrofitting of Housing Units

Multifamily (MF) and Public Housing HUD staff participated in the SAHMA Conference, a yearly conference for multifamily owners and managers, to discuss potential energy improvement efforts. MF reps and the Energy Group have also met with developers to discuss the integration of green elements into the building designs.

5

Green Retrofit Recognition Program

Our final goal will be to execute a recognition program to recognize developers and agents who comply with program energy-efficient and green retrofit measures. This will serve to applaud the efforts of those property owners and managers who invested in green retrofits as well as incentivize other stakeholders to adopt a green attitude.

6

Provide Technical Assistance and Training to HUD Stakeholders on Implementation of Green Measures

Energy Training and TA will be executed in various phases among the divisions with interested stakeholders, grantees, and other entities that demonstrate the potential and capacity to implement green/energy-efficient retrofit measures. We are also in working with the TA provider Enterprise to integrate the place-based green retrofit measures into the Green Communities Program offered on the island.



Power Saver Loan Press Conference

Left to right: Pedro Pierluisi, Resident Commissioner; Pavan Agarwal, Sunwest President; Luis R. Padilla, Sunwest Vice President; Hon. Ramon Luis Rivera, Mayor of Bayamon

Power Saver Loan Brings Energy Savings to Puerto Rico

In June 2012 the SJFO hosted a Power Saver Loan Press Conference for local media to learn about this pilot product. The Power Saver Loan allows homeowners to borrow up to \$25,000 to make home improvements or purchase equipment that result in energy savings. Bayamon Mayor Ramon L. Rivera announced that as an added benefit to the constituents of his municipality, homeowners who obtained this loan would receive an additional \$800 towards loan closing costs. Resident Commissioner Pierluisi urged homeowners to seek further orientation regarding energy efficiency and to take advantage of this unique tool to create greener homes.

For the most complete information regarding procedures and requirements for condominium approval, please refer to

Mortgage Letter 2011-22

<http://portal.hud.gov/hudportal/documents/huddoc?id=11-22ml.pdf>

Condominiums must be recertified every two years to comply with FHA regulations. Remember, you can begin the recertification process 6 months before or after the certification expiration date.

For FHA certification approval, **10%** of the condominium's budget must be allocated in a Reserve Account.

For FHA certification approval, the condominium must have 100% co-insurance on the Hazard, Liability and Flood Policy.

For FHA certification approval, the condominium must have one of the four policies:
1) Fidelity Insurance,
2) Fidelity Bond,
3) Employee Dishonesty, or
4) Crime Policy.



15 Homeless Veterans Receive Housing Ready Kits

The San Juan Field Office in coordination with the Department of Veterans Affairs (VA) and HUD Veterans Affinity Group launched the "Housing Ready Kits Campaign" in support of our homeless veterans who received a HUD-VASH voucher and are in the process of moving into their apartments. The campaign volunteers collected essential household items for the kitchen, bedroom, bathroom, and cleaning supplies. These housing kits increase the probability that a veteran will retain the VASH voucher as they already have a head start in their new apartment, in addition to the services and housing items provided by the VA. "Everyone can join the fight to end Veteran homelessness and make sure all Veterans have access to the resources and support they've earned. Everyone who works with Veterans has a role in ensuring their success" said Mr. Daniel Aponte, Puerto Rico VA Homeless Program Coordinator.



HUD SJ Multifamily Welcomes New Program Director

After more than 30 excellent years of federal service, Sylvette Mendez retired from her post of Multifamily Program Center Director on December 2011. Her contributions of increased HUD presence and training in the Virgin Islands will remain as part of her legacy for the San Juan Field Office.

With great change also

comes new opportunities, and for Magaly Mendez, former senior project manager, this presented itself as a promotion to the position of MF Program Director. "I feel very humbled by this opportunity to serve those in need in Puerto Rico and the U.S. Virgin Islands." Her colleagues are also proud of her accomplishments and are expectant to see what new changes and initiatives will be implemented to help low-income families and elderly individuals obtain housing and improve their quality of life.

Visit from HUD Assistant Secretary for Community Planning and Development, Mercedes Marquez

During CPD's Assistant Secretary Mercedes Marquez visit to Puerto Rico in April of this year, she met with various key players that are helping HUD and the island move the needle on the Comprehensive Housing Plan for Puerto Rico. Two years ago Governor Luis Fortuño signed the Executive Order for the creation of the Puerto Rico Housing Task Force,



which comprises the heads of agencies from the principal housing agencies in Puerto Rico, HUD, and other entities. The Housing Plan that emerged from this task force is of such impressive quality that it is being replicated across the nation to increase the capacity to administer HUD funds, and develop the foundation for setting standards for underwriting, siting, and sustainability across Puerto Rico.

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