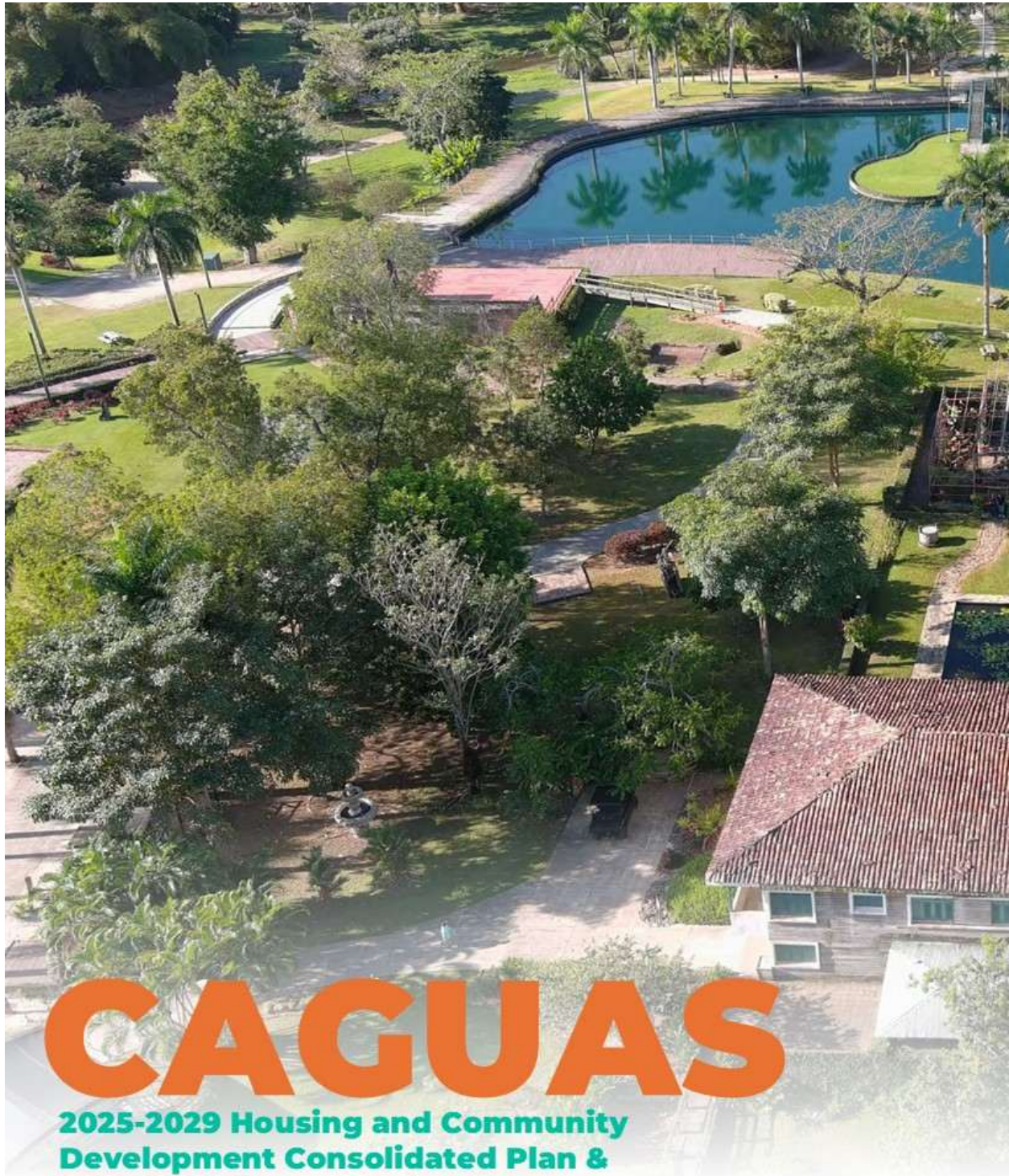




CAGUAS

2025-2029 Housing and Community Development Consolidated Plan & 2025-2026 Annual Action Plan

Hon. William Miranda Torres, Mayor,



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Executive Summary

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

1. Introduction

The Consolidated Plan serves as the principal planning and application document for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Emergency Solutions Grant Programs. Created under Title I of the Housing and Community Development Act of 1974, the CDBG Program operates under the governance of the Code of Federal Regulations (24 CFR). This Consolidated Plan was prepared in accordance with current e-Con Planning requirements within the IDIS system. It establishes a comprehensive five-year strategic plan covering the fiscal year period from July 1, 2025 to June 30, 2030, accompanied by corresponding annual Action Plans.

The contents of this Consolidated Plan demonstrate that the Municipality of Caguas remains committed to pursuing the fundamental goals of developing viable communities, providing decent housing with suitable living environments for residents, and expanding economic opportunities, with particular emphasis on serving low- and moderate-income persons. The Plan is specifically designed to support the jurisdiction's comprehensive assessment of affordable housing needs, community development priorities, and the requirements of special populations including homeless individuals and families.

The Autonomous Municipality of Caguas' Planning Office leads the development and coordination of the Consolidated Plan. While the Municipal Housing Department and the Social Development and Empowerment Department contribute essential data and insights throughout the planning process, the Planning Office maintains primary responsibility for plan development, implementation oversight, and compliance monitoring.

As one of the principal advisory offices reporting directly to the Mayor within the administrative structure of the Caguas Autonomous Municipality, the Planning Office fulfills the critical function of ensuring compliance with the planning and land use policies established under the Law of Autonomous Municipalities of the Commonwealth of Puerto Rico. The office provides comprehensive guidance for the municipality's physical, social, and economic development through the strategic planning and integrated implementation of programs, studies, policy proposals, community activities, and development projects.

The development of this 2025-2029 Consolidated Plan builds upon the foundation established by the previous Consolidated Plan, the Municipal Strategic Framework, and numerous specialized studies, plans, and reports prepared in recent years. Primary guiding documents utilized in developing this Consolidated Plan include the current Government Plan, the Municipal Strategic Plan, the

comprehensive Land Use Plan, and other relevant planning documents that inform the municipality's long-term vision and development priorities.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The main objectives and outcomes included in the Consolidated Plan area summarized below. The Consolidated Plan objectives were aligned to the Municipality of Caguas Strategic Plan which includes the broad vision of the Municipality's social, economic and community development public policy.

- Housing Assistance- to increase access to adequate and affordable housing for low- and moderate-income families in Caguas through homeownership opportunities and housing quality improvements. This goal addresses both the immediate need for safe, decent housing and the long-term objective of building community wealth through homeownership and housing stability.
- Homeless Assistance- to reduce homelessness in Caguas by providing comprehensive services that prevent homelessness and rapidly rehouse individuals and families experiencing housing crises. This goal focuses on creating a coordinated system that addresses both emergency housing needs and the underlying causes of homelessness.
- Community and Economic Development- to strengthen Caguas' economic base by creating sustainable employment opportunities and supporting local business growth and retention. This goal aims to build a more resilient local economy that provides residents with pathways to economic mobility and community prosperity.
- Public Facilities and Improvements- to improve neighborhood conditions and community connectivity by upgrading infrastructure in low- and moderate-income areas of Caguas. This goal seeks to create safer, more accessible communities that support resident mobility and neighborhood stability.
- Public Services- to enhance the quality of life for vulnerable populations by providing essential social services that address health, aging, youth development, and educational needs. This goal aims to create a comprehensive support system that helps residents maintain stability and achieve greater self-sufficiency.
- Planning and Administration- to ensure effective stewardship of federal resources and successful implementation of all Consolidated Plan objectives through comprehensive program management and oversight. This goal focuses on accountability, compliance, and maximizing the impact of community development investments.

3. Evaluation of past performance

The 2023 CAPER provides an overview of Caguas' progress over the course of one year, spanning from July 1, 2023, to June 30, 2024, in utilizing its annual entitlement grant awards to tackle the priority needs and objectives specified in the Consolidated Plan as shown below:

- Assistance to Renters- The Municipality proposed the provision of TBRA assistance to 1,149 households. A total of 1,221 households received assistance exceeding the proposed goal.
- Assistance to homeowners and homebuyers- for PY 2023 the goal was to provide assistance to 12 households. The actual number of families benefited was three (3).
- Assistance to CHDO- The Municipality approved a request from a CHDO for the development of housing for the homeless.
- Public Improvements and Infrastructure-the 2023 plan included the repaving of local roads and the rehabilitation of basketball courts at two communities- During the PY the Municipality undertook the repavement of local roads at Caguas Milenio, Mariolga, Sector El Eden Valley View Park Los Curas, Los Cajones, Villa del Rey 1 and Villa del Carmen. Using 2021 funds the Municipality acquired a property at Parcelas Borinquen to be used as a community center.
- Public Services- Criollo Educational Support Program (CDBG-COVID): This program focused on offering academic support in English, Spanish, and Math for students from grades 2 to 12. The initiative impacted 133 students from 24 public schools and 7 colleges, with 29,691 tutoring sessions provided. A summer program served 91 students.
- Public Service- Home Care Assistants Program (2021): The program used CDBG funds to provide home care assistance. The Municipality purchased a Ford Transit vehicle to facilitate service delivery, impacting numerous residents with mobility challenges.
- Public Services- Sanos Proyecto Enlace (2022): This initiative offered supportive services (prevention and treatment) to individuals at risk of homelessness. The served 700 citizens from 25 communities, addressing 18 cases of subhuman conditions and directly serving 195 individuals.
- Public Services- Senior Services (2023): Aimed at improving the quality of life for vulnerable elderly citizens, this project served 202 residents through home care assistance, health evaluations, and psychological therapies. 225 calls were registered, and the project included home visits and donations to address the needs of elderly and disabled individuals.
- Public Services- Sanos (2023): Continuing the efforts of Proyecto Enlace, this service focused on substance abuse prevention, serving 77 citizens from five communities. It addressed 2 referrals of subhuman conditions and provided direct support to 57 individuals.
- Public Services-Movimiento para el Alcance de Vida Independiente (MAVI) Employment Program (CDBG 2023): This activity provided employment training for individuals with disabilities. In 2023 9 individuals were served.
- Public Services- Arranque Juvenil 2023 (2023): This program promoted entrepreneurship among youth in Caguas, impacting 508 students from 13 schools. It helped develop entrepreneurial skills and supported teachers and students in creating business ideas. Several microenterprises were created and formalized through this initiative.
- Economic Development- Caguas Compite 2023 (2023): This initiative assisted 53 participants, of whom 58% were low-income. The program supported the creation of 8 new microenterprises, formalization of 13 more, and strengthened 4 microenterprises, generating 20 new jobs and retaining 4 existing jobs.

- The ESG Program provided services to 9 households under the Prevention Activity and 32 under the Rapid Rehousing program and 132 received overnight shelter.

4. Summary of citizen participation process and consultation process

The following is a summary of the action taken by the Municipality of Caguas to comply with the Citizen Participation and Consultation Process:

- Letters were sent to multiple stakeholders requesting information of the needs of the population served by the consolidated plan.
- The Municipality posted a public notice inviting all interested parties to actively participate in the Consolidated Plan Public Hearing. The notice was posted in the Primera Hora edition, an Island wide circulation newspaper on, November 26, 2024.
- The Municipality held one public hearing to discuss and obtain the needs of the community. The public hearings provided an opportunity for all Caguas residents and community groups to communicate their views on needs and priorities. The hearing was held on December 11, 2024 at the Meeting Room of the Territorial Planning Advisory Board, Planning Office, Third Level, Municipal Government Center, Padial Street, Corner of José Mercado Avenue.
- Draft Plan Availability: To comply with the public comment period, the Municipality posted a public notice at the Primera Hora newspaper edition of May 29, 2025. In this notice the Municipality made available the draft of the Five- year Caguas Consolidated Plan for the period beginning on July 1 2025 through June 30, 2030 and its Annual Action Plan for PY 2025-2026 for review, comments and recommendations. The public comment period ended on June 29, 2025.
- Consultation: As required by 24 CFR 576.400, Emergency Solutions Grant Program Interim Rule, the Municipality conduct a consultation with the South-Southeast Homeless Continuum of Care Coalition. The consultation undertaken included the following elements: Determining how to allocate ESG funds for the 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.

Copies of the documents related to the consultation process are included in the Appendix Section of this Plan.

As previously stated, for the Municipality of Caguas management, the Citizen Participation and Consultation process is an opportunity to enhance efforts to engage stakeholders and the public in developing strategies to address needs and improve and the Consolidated Plan as a whole. Having a great interest in the general public feedback, the municipality encourages the participation of all interested stakeholders during the consultation process.

5. Summary of public comments

A summary of the hearing transcript is included in the attachment section.

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

During the hearing the Municipality received multiple comments that were integrated into the narrative of the plan.

7. Summary

This document also includes the 2025-2026 Annual Action Plan. For this Program Year the Municipality is proposing the following activities:

CDBG Program

- Housing Rehabilitation Program - \$93,166.80
- Caguas Compite 2025 - \$65,000.00
- Repaving and Improvements to local roads (Bo. Turabo, Villa Cáliz I, Villa del Rey III, Villa Esperanza) - \$620,001.00
- Guarabi FUNDESCO - \$318,374.00
- Senior Services - \$31,004.00
- SANOS - \$33,097.00
- Rescate Criollo - \$29,738.00
- Arranque Juvenil 2025 - \$39,738.00
- Nuestra Escuela - \$99,738.00
- MAVI - \$19,733.20
- Planning and Administration - \$337,398.00

HOME Program

- First Time Homebuyer - \$275,184.00
- Rehabilitation by owner - \$275,183.90
- CHDO - \$110,073.00
- HOME Administration - \$73,382.00

ESG (Emergency Solutions Grant)

- Outreach and Shelter - \$89,479.00
- Prevention - \$22,465.00
- Rapid Rehousing - \$20,000.00
- HMIS - \$6,000.00
- ESG Administration - \$11,189.00

Section 8

- Housing Choice Voucher Program - \$8,307,421.00

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	CAGUAS	Planning Office- Zaid Diaz Isaac
HOME Administrator	CAGUAS	Housing Office- Clara Cruz Diaz
ESG Administrator	CAGUAS	Housing Office- Clara Cruz Diaz

Table 1 – Responsible Agencies

Narrative

The Lead Agency responsible for overseeing the development of the Consolidated Plan for the Municipality of Caguas is the Planning Office. The Planning Office plays a vital role in coordinating the planning process, ensuring that the plan aligns with federal regulations and addresses the community's needs. The office collaborates with various stakeholders, including the Municipality's Housing Office, state government departments, non-profit organizations, and community groups, to gather input and identify priorities. This collaborative approach ensures that the Consolidated Plan reflects a strategy for housing, community development, and economic opportunities, ultimately enhancing the quality of life for residents of Caguas. The Planning Office's commitment to transparency and community engagement is evident through public hearings and consultations, which are integral to the plan's development process.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Community consultation serves as a cornerstone of the Municipality of Caguas' governance framework, enabling a responsive local government model that effectively addresses the diverse service demands and needs of all community stakeholders. The Municipality integrated comprehensive citizen participation and consultation throughout every stage of developing both the Consolidated Plan and Annual Action Plan. The insights and data collected through this engagement process proved essential for accurately assessing housing, community development, and public service needs, while directly informing them of the establishment of strategic goals and objectives outlined in these planning documents.

This section provides a comprehensive overview of the consultation methodology implemented to meet all Consolidated Plan regulatory requirements while fostering meaningful community participation in the planning process. To attain participative, efficient and democratic governance, innovative public management is required. Citizen participation has strengthened our collaborative model. Caguas will continue integrating different sectors, such as municipal officials and the community, business, civic, labor and professional sectors.

Municipal strategies concerning citizen participation have proven to be a successful key to enforce and broaden the citizen participation plan used in the development of the Consolidated Plan. However, citizen participation is not limited to the development of plans. Some of the actions taken to encourage participation of all municipal residents include:

1. Sending written invitations to public hearings to residents associations, including low income communities. These communities were identified using community associations' lists (with residents councils).
2. Publishing three notices in general circulation newspapers: (a) public hearings, (b) funds distribution, and (c) performance activities (CAPER).
3. Providing technical assistance and guidance for submitting proposals.
4. Posting copies of public notices in the municipal building bulletin boards.
5. Sending copies of public notices and instructions to organizations through e-mail.
6. Inviting citizens to participate in the development of the second *New Generation Strategic Plan*.
7. Openings of new projects.
8. Conducting meetings related to projects, regulations and needs, among others.
9. Inviting collaboration from Community Boards (*Juntas de Comunidad*) in different activities sponsored by the Caguas Municipality.
10. Conducting meetings with communities, Municipal Staff and Community Promoters to solve ongoing issues.

11. Making CDBG and ESG brochures containing information of the programs and eligible activities available to the public.

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)).

The Municipality of Caguas operates through a collaborative and inclusive governance model that exemplifies best practices in local government administration within Puerto Rico. This approach ensures that all public policy development stems from comprehensive strategic planning processes that actively engage social organizations, community groups, economic development entities, and entrepreneurial stakeholders throughout the municipal jurisdiction.

This integrated planning and governance framework directs daily public operations toward fulfilling the fundamental needs of all residents, with particular emphasis on serving low- and moderate-income populations and their communities. To effectively meet constituent service requirements, the Municipality prioritizes the development and maintenance of strategic partnerships across all public agencies operating within Caguas, while fostering productive relationships with private sector, for-profit, and nonprofit organizations. This comprehensive partnership approach ensures that all residents, especially economically disadvantaged groups, receive essential services that enhance and support improved living conditions.

The Municipality employs multiple systematic approaches to strengthen inter-agency cooperation and collaboration:

- Regular Inter-Agency Coordination: Conducting ongoing working meetings with public service agencies to ensure seamless service delivery and resource coordination
- Private Sector Collaboration: Establishing formal partnership and cooperation agreements with private sector representatives to leverage additional resources and expertise
- Community Engagement: Hosting regular town hall meetings to maintain direct communication with residents and gather community input on service priorities
- Professional Development: Actively participating in workshops and training sessions to enhance service delivery capacity and stay current with best practices
- Stakeholder Input Collection: Systematically requesting service recommendations and strategic guidance from agencies and service providers
- Homeless Services Leadership: Taking a leadership role in coordinating homeless service delivery strategies within the municipal jurisdiction
- Needs Assessment Collaboration: Consulting extensively with public and private agencies to identify and address the needs of economically disadvantaged populations and communities

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

During the preparation of the plan, we consulted with the CoC and its members and worked closely with the homeless providers in Caguas and the Region. Regarding persons at risk of homelessness, the Municipality annually administers and allocates ESG funds to Community Based Organizations. Each subrecipient is responsible for the full implementation of homeless prevention initiatives. Homelessness prevention is a crucial component for any effort toward addressing the needs of individuals and families at risk of becoming homeless. The Municipality provides financial assistance to stabilize the housing needs of individuals and families, preventing the experience of a homeless episode due to economic hardships.

As member of the PR-503 CoC, Caguas participates and collaborates in activities to reduce and end homelessness and better serve the population affected by this ailment (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth). Working with other CoC members on plenary assemblies and workgroups promotes a better understanding of funding opportunities and approaches to be successful in achieving grants.

The Municipal Department of Housing administers the ESG program, aligning local actions with broader CoC objectives. The Municipality uses ESG funds to support the needs of the population by providing funds for Prevention, Rapid Rehousing, Outreach, Shelter and Essential Services, HMIS and other eligible activities of the program.

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

In developing the PY2025-2026 Annual Action Plan, the Municipality of Caguas adhered to the 24 CFR Part 576 regulations for the Emergency Solutions Grants (ESG) program. This involved mandatory consultations with the PR 502 Continuum of Care Balance of Commonwealth to guide the allocation of ESG funds. Key consultation areas included:

- Strategies for distributing the ESG grant among eligible activities;
- Formulation of performance standards and assessment of outcomes for projects and activities funded by ESG;
- Development of funding guidelines, policies, and procedures for managing and administering the Homeless Management Information System (HMIS).

A copy of the letter is in the attachment section.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CV - COORDINADORA MORIVIVI INC
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The full list of consulted parties is included in the attachment section. As required by the Emergency Solutions Grant (ESG) Program the Municipality of Caguas consulted with the Coordinadora Morivivi, Collaborative Applicant of the Continuum of Care (CoC-PR-503) to provide input on the use of funds for the fiscal year 2023-2024, particularly on the following topics: 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.

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

The full list of consulted parties during the consultation process is included in Attachment 1.

The Municipality conducted consultation with a wide range of entities, agencies, and organizations as part of the Citizen Participation Process. We believe all relevant agencies pertaining to the Consolidated Plan were included in this process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coordinadora Morivivi	The Homeless strategy included in the plan was created using the recommendations and strategies of the CoC.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Land Use Plan	Municipality of Caguas	All of the activities included in the Consolidated Plan must comply with the approved Land Use Plan of the Municipality of Caguas.
PR Recovery Plan	COR3	All the recovery actions funded with Federal Funds allocated to Caguas will be consistent with the content of the Puerto Rico Economic and Disaster Recovery Plan.
CDBG-DR Action Plan	Puerto Rico Department of Housing	The Municipality and the State will collaborate in the execution of the activities included in the CDBG-DR action plan.
Caguas Strategic Plan	Municipality of Caguas	The plan is the public policy of the Municipality of Caguas for a comprehensive approach where housing initiatives are integrated with broader community development goals, including infrastructure improvements, economic development, and social services.
All Hazard Mitigation Plan	Municipality of Caguas	This plan was used to describe the Municipality of Caguas increased natural hazard risks associated with climate change.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

As previously stated, the core element of the Municipality of Caguas for planning purposes is its collaborative and coordination strategy with all government levels, private, for profit and nonprofit, sectors and communitywide components. As the lead agency for the planning, preparation and implementation of the Consolidated Plan strategies, the Municipality undertook the wide consultation process described above to create the socioeconomic and community radiography needed to design an effective public policy towards the housing, community development, special needs populations and economic development initiatives that will be promoted and undertaken during the Consolidated Plan period.

Additionally, the Municipality of Caguas is the leading party in the regional economic development initiative known as INTECO. INTECO is created to carry on a regional economic development strategy to strengthen the socioeconomic structure of the East Central region of Puerto Rico through innovative approaches to technology, entrepreneurship and advance academic offerings within the Municipalities that are part of the initiatives. The public, private, nonprofit and educational sectors are the main parties represented in this initiative. Having the leading role, INTECO provides the Municipality with the opportunity of promoting and strengthening the relationship and collaboration among consolidated stakeholders, including not only the adjacent municipalities, but all the municipalities of the geographic region.

Narrative (optional):

As required by the Consolidated Plan regulations, the Municipality of Caguas undertook an effective 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 and needs of Caguas low income population and communities, regarding the housing, non housing, homeless and non homeless population areas. The consultation and analysis allowed the Municipality to have a true picture of the municipality as to promote the evolution of Caguas towards the vision and policy statement captured in the expression adopted by the present municipal administration: *"Our New Country, Heart Center and Puerto Rico"*.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Municipal strategies concerning citizen participation have proven to be a successful key to enforce and broaden the opportunity for citizens to effectively participate in the need assessment, goal statements and the identification of objectives for the Consolidated Plan. However participative processes in Caguas are ongoing throughout the year, and some of the actions taken to encourage it include:

1. Sending written invitations to public hearings to resident's associations, including low income communities.
2. Publishing three notices in general circulation newspapers: (a) public hearings, (b) funds distribution, and (c) performance activities (CAPER).
3. Providing technical assistance and guidance for submitting proposals.
4. Posting copies of public notices in the municipal building bulletin boards.
5. Sending copies of public notices and instructions to organizations through e-mail.
6. Inviting citizens to participate in the development of the second New Generation Strategic Plan.
7. Conducting meetings related to projects, regulations and needs, among others.
8. Inviting collaboration from Community Boards (Juntas de Comunidad) in different activities sponsored by the Caguas Municipality.
9. Conducting meetings with communities, Municipal Staff and Community Promoters to solve ongoing issues.
10. Making CDBG and ESG brochures containing information of the programs and eligible activities available to the public.

Specific actions, in compliance with the Consolidated Plan regulations to include citizen participation in the elaboration of the Consolidated Plan are celebrating public hearings, providing for a public comment period, and the use social media to assist in gathering input from the public.

The Municipality held one public hearing to discuss and obtain the needs of the community. The public hearings provided an opportunity for all Caguas residents and community groups to communicate their views on needs and priorities. The hearing was held on December 11, 2024 at the Meeting Room of the Territorial Planning Advisory Board, Planning Office, Third Level, Municipal Government Center, Padial Street, Corner of José Mercado Avenue. A public notice was published in Wednesday, November 26, 2024 edition of the Primera Hora newspaper. The purpose of this public hearing was to gather information concerning housing needs, special needs population, and community development needs, among others. The municipality offered technical assistance to interested parties that made their request at the Planning Office and other Municipal Departments and Offices.

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 Hearing- a notice was published on Primera Hora newspaper in the edition of November 24, 2024 inviting citizens to the Consolidated and Annual Plan Public Hearing.	N/A	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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	To comply with the public comment period, the Municipality posted a public notice at the Primera Hora newspaper edition of May 28, 2025. In this notice the Municipality made available the draft of the Five- year Caguas Consolidated Plan for the period beginning on July 1 2025 through June 30, 2030 and its Annual Action Plan for PY 2025-2026 for review, comments and recommendations. The public comment period ended on June 29, 2025.	No comments were received.	N/A.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment (NA) section provides an evaluation of the housing, homelessness, public housing, and community development needs in Caguas. It seeks to identify key challenges, demographic trends, and disparities affecting residents, ensuring that future planning efforts align with the most pressing concerns of the community.

NA-10 Housing Needs Assessment examines demographic changes and housing affordability in Caguas. Although the population has remained relatively stable, the number of households has increased, reflecting shifts in household composition. The most significant housing challenge is cost burden, particularly for extremely low-income residents, who often pay more than 50% of their income on housing. Substandard housing conditions and overcrowding further exacerbate these issues.

NA-15 Disproportionately Greater Need: Housing Problems focus on whether specific racial or ethnic groups experience housing problems at a higher rate than the overall population. The data indicates that Hispanic households, which make up the vast majority of Caguas' population, experience housing problems at disproportionately high rates, particularly at the lowest income levels.

NA-20 Disproportionately Greater Need: Severe Housing Problems explore the extent to which households face severe housing problems such as lack of kitchen or plumbing facilities, severe overcrowding, or housing cost burdens exceeding 50% of income. The findings confirm that Hispanic households bear the greatest burden, making targeted housing policies essential.

NA-25 Disproportionately Greater Need: Housing Cost Burden further analyzes the impact of housing cost burdens across income levels. Over 12,000 households in Caguas allocate more than 30% of their income to housing, with nearly 6,000 experiencing severe cost burdens exceeding 50%. This financial strain underscores the need for expanded affordable housing initiatives and rental assistance programs.

NA-30 Disproportionately Greater Need: Discussion summarizes the previous sections and emphasizes the need for housing policies that prioritize affordability and stability. Given that the Hispanic population constitutes the overwhelming majority, the housing needs of this demographic largely reflect the overall housing challenges in Caguas.

Additional Narratives

NA-35 Public Housing outlines the availability and condition of public housing and voucher-based assistance. With an occupancy rate of 97%, public housing remains a critical resource for low-income

residents. However, challenges persist, including an aging housing stock, long tenancy periods, and a mismatch between voucher values and market rents, limiting housing choices for recipients.

NA-40 Homeless Needs Assessment examines the scope and characteristics of homelessness in Caguas. Most homeless individuals are unsheltered, with substance use and family issues cited as primary causes. Families with children, veterans, and individuals with disabilities face unique challenges, highlighting the need for targeted housing interventions and supportive services.

NA-45 Non-Homeless Special Needs Assessment identifies vulnerable populations, including the elderly, individuals with disabilities, victims of domestic violence, and those living with HIV/AIDS. Their housing needs extend beyond affordability to include accessibility, supportive services, and emergency housing options.

NA-50 Non-Housing Community Development Needs addresses the broader infrastructure and public service challenges affecting Caguas. The municipality requires significant investment in public facilities, stormwater management, transportation improvements, and social services. Disaster recovery efforts remain a priority due to past damage from natural disasters.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Municipality of Caguas has experienced minor demographic shifts between 2020 and 2023. According to the Housing Needs Assessment Demographics, the population has slightly decreased by 0.39%, while the number of households has increased by 4.22% from 48,446 to 50,488 within the same period. This suggests a trend towards smaller household sizes, potentially due to demographic shifts such as aging populations, the outmigration of younger individuals, or changes in family structures. The median income has shown significant improvement, rising by 16.61% from \$25,823 in 2020 to \$30,113 in 2023, which may indicate a modest economic recovery and improved employment opportunities

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	126,734	126,239	-0%
Households	48,446	50,488	4%
Median Income	\$25,823.00	\$30,113.00	17%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

American Community Survey 5-Year Estimate

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,480	4,760	7,025	3,840	25,335
Small Family Households	3,450	1,465	2,080	1,430	13,630
Large Family Households	200	210	275	185	1,210
Household contains at least one person 62-74 years of age	1,375	1,430	2,065	1,175	6,365
Household contains at least one person age 75 or older	995	1,390	1,895	965	3,135
Households with one or more children 6 years old or younger	1,169	395	559	304	1,915

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	120	60	114	20	314	105	75	95	0	275
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	0	15	30	0	25	20	20	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	115	75	95	50	335	45	105	70	0	220
Housing cost burden greater than 50% of income (and none of the above problems)	1,300	475	450	90	2,315	1,020	680	850	269	2,819

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	250	239	655	420	1,564	365	230	500	420	1,515
Zero/negative Income (and none of the above problems)	1,375	0	0	0	1,375	725	0	0	0	725

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,555	600	660	170	2,985	1,165	880	1,035	289	3,369
Having none of four housing problems	3,230	1,405	2,100	1,120	7,855	1,520	1,870	3,230	2,250	8,870
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,025	344	350	1,719	455	325	535	1,315
Large Related	105	60	60	225	4	110	34	148
Elderly	345	189	449	983	725	483	654	1,862
Other	165	200	305	670	260	89	165	514
Total need by income	1,640	793	1,164	3,597	1,444	1,007	1,388	3,839

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	200	200	395	255	0	650
Large Related	0	0	25	25	4	110	15	129
Elderly	270	84	110	464	455	354	424	1,233
Other	0	145	185	330	220	0	0	220
Total need by income	270	229	520	1,019	1,074	719	439	2,232

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	85	75	80	65	305	0	130	35	20	185

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	45	0	15	0	60	45	0	50	0	95
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	130	75	95	65	365	45	130	85	20	280

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

The America Community Survey disclosed that the total number of single-person households in Caguas is 15,051. Among them, 2,966 households experience a severe housing cost burden, meaning they allocate more than 50% of their income toward housing expenses. Additionally, 345 single-person households lack complete plumbing or kitchen facilities. These figures highlight the vulnerability of single-person households, particularly those with limited financial resources.

No data is available to identify the type of single-person household in need of assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

An estimated 31,483 households in Caguas include individuals with disabilities across different income levels. These households face unique challenges, including accessibility concerns, affordability issues, and the need for supportive services.

Regarding domestic violence, 439 households have reported being affected, with 52 of these households in the extremely low-income bracket. The data also shows 14 reported cases of sexual

assault, with the highest concentration among extremely low-income households. These statistics underscore the critical need for accessible and secure housing options for these vulnerable populations.

What are the most common housing problems?

Analyzing the housing problems in Caguas reveals that the most prevalent issue is housing cost burden, particularly exceeding 50% of income. This affects 10.17% of total households, representing the most significant housing challenge. Following this, housing cost burden greater than 30% of income affects 6.10% of households. Substandard housing and overcrowding, while less prevalent, still impact 1.17% and 1.10% of households respectively, and severely overcrowded conditions affect 0.19% of households.

Are any populations/household types more affected than others by these problems?

Low-income renter households, specifically those within the 0-30% and >30-50% AMI brackets, are disproportionately affected by all types of housing problems. For renters, housing cost burdens, both exceeding 30% and 50% of income, are notably higher in the lowest AMI brackets. Similarly, owners in the 0-30% AMI bracket also experience significant housing cost burdens. This suggests that extremely low-income households, regardless of renter or owner status, are most vulnerable to housing instability due to cost burdens.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Several housing characteristics are linked to the increased risk of homelessness in Caguas. These include:

- Severe cost burden (>50% of income spent on housing), affecting 2,315 renter households and 7,634 owner households
- Substandard housing conditions, impacting 1,158 households
- Overcrowding, affecting 649 households

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In Caguas, 1,915 low-income households with young children (including 1,169 extremely low-income families) face imminent homelessness risk due to severe housing cost burdens exceeding 50% of income, substandard living conditions, and financial instability. These circumstances particularly impact

children through educational disruptions and developmental challenges, with families lacking financial safety nets to weather emergencies or unexpected expenses.

Prevention strategies require immediate implementation of rental subsidies and prevention programs alongside expanded access to affordable housing options. Comprehensive support services including childcare assistance, employment programs, and financial counseling must be integrated with permanent supportive housing and housing vouchers to provide the stability these families need to avoid shelter entry or unsheltered homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Based on available data we defined the at-risk groups as Households that face severe housing problems combined with extreme financial vulnerability including:

- Extremely low income (0-30% AMI) AND
- Either severe housing cost burden (>50% of income) OR
- Substandard housing

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Our methodology reveals that that a total of 3,943 households in Caguas are facing a critical combination of extremely low income and severe housing challenges, placing them firmly in the at-risk category. These households, both renters and owners, earn at or below 30% of the Area Median Income (AMI) and simultaneously struggle with either substandard housing conditions (lacking basic plumbing or kitchen facilities) or a crippling housing cost burden exceeding 50% of their income. Specifically, among renters with 0-30% AMI, 120 households live in substandard housing, and 1,300 face a severe housing cost burden, totaling 1,420 at-risk renter households. For owners in the same income bracket, 298 households live in substandard housing, and 2,225 face a severe housing cost burden, totaling 2,523 at-risk owner households. This disparity, with a significantly larger number of at-risk owners, highlights the unique challenges faced by homeowners with extremely low incomes.

Discussion

Caguas' housing situation reveals a significant crisis, particularly for low-income residents. Severe housing cost burdens, exceeding 50% of income, are the most pressing issue, disproportionately affecting renters and homeowners in the lowest income brackets. Additionally, substandard housing conditions and overcrowding exacerbate the problem, placing thousands of households at imminent risk of homelessness. Vulnerable populations, including single-person households, families with disabilities, and victims of domestic violence, face unique challenges and require targeted support.

To address these issues, immediate interventions are crucial. The identified at-risk population, defined as extremely low-income households with severe housing cost burdens or substandard living conditions, requires prioritized assistance. Prevention strategies must include rental subsidies, expansion of affordable housing options, and comprehensive support services such as childcare, employment programs, and financial counseling. These measures are essential to stabilize vulnerable families, prevent homelessness, and ensure access to safe and affordable housing for all residents of Caguas.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires that grantees describe those racial groups with disproportionately greater need housing problems. According to HUD, disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As explained in section NA-10, no group, except the Hispanic, shows a disproportionately greater need. Due to that fact the narratives included in this section will almost fully correspond to the general characteristics of the population.

According to Table 13 housing problems for extremely low-income households in Caguas shows the vulnerability of Hispanic households, who have a 94%-98% housing problem. This indicates an urgent need for targeted housing assistance and intervention strategies specifically designed to address the unique challenges faced by this demographic.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,350	4,135	0
White	120	40	0
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,150	4,080	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,950	2,805	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,950	2,805	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,855	4,170	0
White	75	85	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,780	3,995	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,305	2,535	0
White	0	10	0
Black / African American	0	50	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,305	2,475	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The demographic analysis of Caguas reveals a housing disparity, with Hispanic households comprising 97%-99% of those experiencing severe housing problems across all income levels. This concentrated challenge demands a targeted, culturally responsive approach to housing policy that addresses the unique needs of low-income Hispanic residents. By understanding these problems and creating better housing support, Caguas can help its most vulnerable residents find stable and affordable homes.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, severe housing problems include housing with a cost burden of more than 50 percent of income or overcrowded households with more than 1.5 persons per room. HUD requires that grantees describe those racial groups with disproportionately greater need and severe housing problems. As explained in section NA-10, no group, except the Hispanic, shows a disproportionately greater need. Due to that fact the narratives included in this section will almost fully correspond to the general characteristics of the population.

According to Table 17, a total of 2,720, are experiencing one or more of the four defined housing hardships. While a large number of households, 4,750, report having none of the severe housing problems, the concentration of hardship within the 2,720 group necessitates further examination to understand the underlying causes. This implies that the factors driving these housing issues are not isolated to smaller, distinct groups but are systemic within the broader community. The absence of households with no or negative income but without other housing problems across all groups shows that the housing problems are caused by more than just income.

Therefore, addressing these housing challenges requires a comprehensive approach that considers the systemic factors affecting the majority of the population. This includes investigating potential barriers such as affordability, access to resources, and community-specific needs. Targeted interventions, designed to address these root causes, are essential to create a more equitable and stable housing environment for all residents.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,720	4,750	0
White	120	40	0
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,540	4,675	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,480	3,275	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,480	3,275	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	5,330	0
White	15	150	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,680	5,090	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	459	3,370	0
White	0	10	0
Black / African American	0	50	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	459	3,315	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The data confirms that Hispanic households are the only racial or ethnic group experiencing a disproportionately greater need regarding severe housing problems in Caguas. This trend is evident across all income brackets, with Hispanic households consistently representing 97%-99% of those facing severe housing challenges. Given their overwhelming majority in the city, their needs largely define the overall housing conditions in Caguas. Therefore, housing assistance programs, affordability initiatives, and rehabilitation efforts must be tailored to address the widespread cost burdens and substandard housing conditions affecting low-income households.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

In the Municipality of Caguas, a significant portion of the population experiences housing cost burdens. Of the total 48,405 households represented, 12,015 face cost burdens exceeding 30% of their income, with 5,865 experiencing a severe cost burden of over 50%. Specifically, 6,150 households spend between 30-50% of their income on housing. The data shows that the Hispanic population, comprising the overwhelming majority of Caguas residents, mirrors this trend. Out of the 47,305 Hispanic households, 11,725 experience housing cost burdens above 30%, with 5,710 facing severe burdens. While other racial groups also show cost burdens, the sheer volume of Hispanic households dictates that the overall cost burden issues in Caguas are primarily reflective of this demographic.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	34,155	6,150	5,865	2,235
White	420	135	105	45
Black / African American	70	0	10	0
Asian	10	0	0	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	33,385	6,015	5,710	2,195

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

According to Table 21, within the Municipality of Caguas there is a substantial housing cost burden. The Hispanic population are facing housing costs that exceed recommended affordability thresholds. The high numbers of households experiencing both cost burdens (30-50% of income) and severe cost burdens (over 50% of income) highlight a pressing need for interventions aimed at improving housing affordability within the municipality.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, Hispanic

If they have needs not identified above, what are those needs?

All needs have been identified above and in sections NA-15, NA-20 and NA-25.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The vast majority of Caguas's population is Hispanic (approximately 97% based on the housing cost burden data), which explains why housing problems are distributed citywide rather than concentrated in specific neighborhoods along racial or ethnic lines.

Therefore, housing assistance and intervention strategies should be implemented with a citywide approach rather than targeting specific ethnic enclaves, as the predominant Hispanic population and its housing challenges are distributed throughout Caguas. Any targeted geographic intervention should be based on income levels or housing problem severity rather than racial or ethnic concentrations.

NA-35 Public Housing – 91.205(b)

Introduction

The Municipality of Caguas manages a diverse public housing system serving thousands of low-income residents through various programs. Traditional public housing consists of eleven developments totaling 1,397 units with an impressive 97% occupancy rate. The largest developments include Juan Jiménez García with 256 units and Turabo Heights with 254 units. Other significant developments include Raúl Castellón (200 units) and the Brisas del Turabo complexes (300 units combined), with smaller communities like Ext. Caguax providing just 5 units.

Housing assistance extends beyond traditional public housing through 2,207 Housing Choice Vouchers (86% utilization rate) serving 4,242 residents. Economic characteristics reveal that voucher recipients have slightly higher average annual incomes (\$7,190) compared to public housing residents (\$5,925), though both groups demonstrate significant financial need. Project-Based Section 8 represents another substantial program with 1,156 units at 97% occupancy, housing 2,554 individuals with notably higher average incomes of \$8,564. In addition, a 811/PRAC program offers 26 units for elderly or disabled residents with particularly low incomes (averaging \$3,007) and smaller household sizes.

Tenure patterns vary across programs, with public housing residents remaining in their units longer (15.3 years average) compared to voucher recipients (10.4 years). Both programs serve similar household sizes of approximately 2.2 persons. Demographically, the housing assistance population is predominantly Hispanic (98-100%) across all programs, with a high proportion of female-headed households (80-88%). Special needs populations include approximately 265 elderly individuals in public housing and 255 elderly voucher recipients. About 10% of public housing households and 11% of voucher recipient households include a person with a disability, indicating continued need for accessibility accommodations and supportive services.

The financial vulnerability of residents is clear, with 49% of public housing residents and 19% of voucher recipients living below the poverty line. This system of housing assistance serves as a critical support network for Caguas' most economically vulnerable residents, providing stable housing options through various program types designed to meet different needs and circumstances.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,397	1,287	84	1,190	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
Resident Characteristics Report
Data Source
Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	5,925	5,239	7,625	4,966	0	0	
Average length of stay	0	0	15	7	1	8	0	0	
Average Household size	0	0	2	2	1	2	0	0	
# Homeless at admission	0	0	0	2	0	2	0	0	
# of Elderly Program Participants (>62)	0	0	265	255	84	170	0	0	
# of Disabled Families	0	0	136	121	0	120	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	19	1,287	84	1,190	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Resident Characteristics Report
Data Source
Comments:

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,159	1,108	84	1,011	0	0	0
Black/African American	0	0	238	179	0	179	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Resident Characteristics Report

Data Source
Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	1,287	84	1,190	0	0	0
Not Hispanic	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The demand for accessible public housing units in Puerto Rico remains a critical issue, particularly for individuals with disabilities who require accommodation to ensure safe and equitable living conditions. According to PRPHA data, there are currently 19 persons with disabilities on the waiting list for public housing in Caguas, with an estimated total of 95 applicants expected between 2025 and 2029.

Currently, the Voluntary Compliance Agreement (VCA) between PRPHA and HUD mandates the provision of 2,560 accessible units to meet Section 504, Fair Housing, and ADA compliance standards. The PRPHA PHA Plan acknowledges these needs and includes funding for various projects over a five-year period to support VCA compliance and address accessibility-related improvements. Among public housing tenants, the most pressing needs include:

- **Unit Modifications-** Many residents require structural changes, such as widened doorways, roll-in showers, grab bars, lower countertops, and accessible kitchen and bathroom facilities. While reasonable modifications are addressed on a case-by-case basis, the lack of existing fully accessible units remains a challenge.
- **Mobility and Accessibility Enhancements:** Given that a significant number of residents with disabilities have mobility impairments, ensuring that common areas, sidewalks, ramps, and entrances are ADA-compliant is crucial for facilitating independent living.
- **Availability of Accessible Units:** The current inventory of accessible units is insufficient, and many residents requiring accommodation are placed on waiting lists for extended periods. The estimated increase in demand suggests that PRPHA must prioritize the construction, conversion, or retrofitting of units to meet compliance requirements.
- **Supportive Services:** Many disabled residents require additional services, including in-home assistance, mental health support, and case management to navigate housing programs effectively.
- **Reasonable Accommodation Requests:** PRPHA's Five-Year Plan includes provisions for reasonable accommodation, yet the processing and fulfillment of these requests must be streamlined to ensure timely responses to residents' needs.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing residents in Caguas center around economic stability and self-sufficiency, as demonstrated by their significantly low average annual incomes of \$5,925. With nearly half (49%) living below the poverty line despite receiving housing assistance, these residents urgently require employment opportunities, job training, and educational advancement programs to improve their economic circumstances. The substantial elderly population (19%) and presence of disabled families (10%) also indicates an immediate need for accessible accommodations, healthcare coordination, and age-appropriate supportive services. In addition, the extended average tenancy of 15.3

years further highlights the need for effective self-sufficiency programming to create pathways toward economic independence and possibly homeownership.

Housing Choice Voucher holders in Caguas face a housing crisis characterized by a severe shortage of affordable units in the local market. Despite their slightly higher average incomes (\$7,190), voucher recipients struggle to utilize their assistance effectively as market rent levels frequently exceed program payment standards, severely limiting their housing options. The mismatch between voucher values and market rents forces many recipients to either concentrate in limited lower-cost neighborhoods or face excessive rent burdens by paying the difference out-of-pocket, further straining their already limited financial resources. Without addressing these structural market failures, voucher holders will continue to face significant barriers to securing stable, adequate housing despite having assistance nominally available to them.

How do these needs compare to the housing needs of the population at large

Public housing residents and voucher holders face the most immediate and severe housing challenges, the broader population of Caguas is also affected by economic instability, affordability constraints, and accessibility issues. Addressing these challenges requires a comprehensive approach, including economic development programs, increased housing supply, and enhanced social services, to ensure stable and affordable housing for all residents, regardless of their housing status.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section presents a detailed analysis of the characteristics and challenges faced by homeless population in Caguas. It examines the distinct factors contributing to homelessness among different groups, including chronically homeless individuals, families with children, veterans, and unaccompanied youth. In addition, it address the prevalence of health issues, substance use, and vulnerability indicators affecting these populations. The data provides insights into the estimated number of families requiring housing assistance, particularly those with children and veteran families, and highlights patterns in the racial and ethnic composition of the homeless community.

Also, the section outlines the distribution of homelessness across sheltered and unsheltered populations, identifying key demographic trends and vulnerability factors. It presents findings on the locations where unsheltered individuals reside, the duration of homelessness experienced, and the specific barriers to stable housing.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,037	132	1,169	570	119	0
Persons in Households with Only Children	8	4	12	0	0	0
Persons in Households with Only Adults	1,029	128	1,157	570	119	0
Chronically Homeless Individuals	130	14	144	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	25	11	36	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	12	11	23	0	0	0

Table 26 - Homeless Needs Assessment

Data Source

Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The data reveals distinct characteristics across homeless population categories in the surveyed area. Among chronically homeless individuals, drug use emerges as the predominant cause (48.8%), followed by family problems (31.7%). The survey indicates that 50.6% of individuals are experiencing homelessness for the first time, with significant differences in duration between sheltered and unsheltered populations. Those in shelters typically experience homelessness for about one year and one month, while those unsheltered face longer periods averaging three years. For families with children, the data shows a higher vulnerability rate, with 84.4% of interviewed individuals presenting vulnerability factors. Veterans and their families represent a smaller segment but face similar challenges, particularly regarding employment and housing stability. Unaccompanied youth are part of the age distribution data which shows 15.8% of homeless individuals are between 18-24 years. Health challenges are prevalent across these populations, with 3.3% of homeless individuals living with HIV (estimated at 29 persons), and 13% (approximately 83 persons) fleeing from domestic violence or sexual abuse situations. The statistics reveal that certain subpopulations face compounded challenges, as

evidenced by the high rate (76.7%) of substance use among unsheltered individuals compared to 29.4% among those in shelters.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The data provides important insights into families requiring housing assistance, though specific numbers dedicated exclusively to families with children and veterans' families are somewhat limited. Based on the information available, families with children represent a significant subset of the homeless population requiring specialized housing intervention. The gender distribution data showing 19.2% of the homeless population consists of women (including girls) suggests that family units form a notable portion of those needing assistance. For veterans' families specifically, while the dataset doesn't provide a direct count, the demographic overlap with other vulnerability indicators points to multiple needs. Housing assistance requirements for these families extend beyond mere shelter, as indicated by the vulnerability indicators showing that 55% of homeless individuals face barriers to maintaining stable housing or employment. The data from the Municipality of Caguas estimates approximately 120 persons composing the COC PR-503 in 2024, which includes families requiring intervention. The age distribution data showing representation across all age groups (with 5% being 65 or older) further suggests the presence of multi-generational families. The consistently high percentage of individuals in shelters across the past five counts (shown in the time series data) indicates an ongoing need for structured housing assistance programs targeting families, particularly those with children and veteran connections.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The racial and ethnic composition of the homeless population reveals important patterns that require targeted approaches. According to the data, White individuals comprise the largest segment at 34.2% of the homeless population. The second largest group consists of Black, African American, or African

individuals at 26.7%, followed by Multiracial persons at 21.7%, and Indigenous Americans or Alaska Natives at 17.5%. This distribution demonstrates a disproportionate representation of racial minorities when compared to the general population demographics. The data does not explicitly separate ethnicity (Hispanic/Latino status) from racial categories, but the geographic context suggests a significant overlap with Hispanic identity across these racial groups. The overrepresentation of racial minorities within the homeless population indicates potential systemic barriers related to housing access, economic opportunity, and social support systems. This pattern aligns with the vulnerability indicators showing that 84.4% of interviewed persons experience situations of vulnerability that impede maintaining housing or employment. When examining these racial patterns alongside other factors such as shelter access, the data suggests that access to services may vary across racial groups. The comprehensive understanding of homelessness by racial and ethnic group necessitates recognizing these disparities as part of developing equitable intervention strategies that address the unique challenges faced by different communities within the broader homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 point-in-time survey for Caguas provides insights into both sheltered and unsheltered homelessness. The data indicates a total of approximately 120 homeless individuals in 2024, representing a decrease from previous years. Of these, the majority (95 individuals) are unsheltered, while only 15 access shelter services. The unsheltered population predominantly sleeps on streets or sidewalks (51%), followed by undisclosed locations (23.5%), abandoned buildings (15.3%), vehicles (4.1%), and under bridges (1%). Demographically, unsheltered homelessness disproportionately affects men, who represent 80.8% of the homeless population. The age distribution reveals that adults between 35-44 years constitute the largest group (32.5%), followed by those 45-54 (22.5%). The average age for unsheltered individuals is slightly higher (45.70 years) than for sheltered persons (42.88 years). Vulnerability factors are prevalent, with 76.7% of unsheltered individuals reporting substance use compared to 29.4% among sheltered persons. Mental health conditions affect 52.9% of sheltered individuals versus 28.6% of the unsheltered population. The historical trend shows a gradual decrease in overall homelessness since 2009, with unsheltered homelessness consistently outnumbering sheltered cases. While the data does not specifically address rural homelessness, the geographic concentration shown in the map suggests urban clustering in Caguas, with potential underreporting in surrounding rural areas.

Discussion:

This section highlights distinctions among various subgroups, including chronically homeless individuals, families with children, veterans, and unaccompanied youth, emphasizing the factors contributing to their housing instability. It also examines racial and ethnic disparities, as well as the prevalence of health issues and substance use within these populations. In addition, the findings show the distribution of sheltered and unsheltered homelessness, exposing patterns in duration, location, and vulnerability indicators.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The Non-Homeless Special Needs Assessment makes a general description of a series of population groups that require of public services that address their basic and essential daily living needs. Generally, the population groups included in this category are the elder population, persons with mobility disability, victims of domestic violence, illegal drugs and/or alcohol addicts, and the HIV/AIDS persons.

The following section will make a broad description of the general characteristics of the Caguas special needs population and will identify the housing and supportive services needs that these groups have in order to properly function within the Caguas society.

In this section we describe, to the extent practicable, the housing needs of persons who are not homeless but require supportive housing. This includes but is not limited to:

- Elderly (defined as 65 and older) and Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

Describe the characteristics of special needs populations in your community:

A full description of the characteristics of the special needs population is included in the attachment section.

What are the housing and supportive service needs of these populations and how are these needs determined?

During the consultation process we received responses from different entities that provide services to the special populations. Some of the letters provided information regarding the needs. In addition, the data analyzed in section NA-10 to NA-40 provided additional information for the determinations of needs.

The following are the housing and supportive service needs of the above-described population groups:

For the elderly population, housing needs are primarily centered on financial assistance to stabilize housing conditions. Housing data analysis indicates this group is particularly vulnerable to cost burdens, necessitating targeted economic support. Their supportive service requirements encompass a broad range of essential daily living services. Transportation, home care, healthcare, recreational programs, nutritional support, and housekeeping services are crucial to enhancing their self-sufficiency, improving quality of life, and promoting independent living. These services and other supportive services work collectively to address the multifaceted challenges faced by older adults in maintaining their independence and dignity.

Individuals with disabilities face significant housing challenges, particularly a noted shortage of units complying with Section 504 requirements. These specialized housing units are critical as they include features that facilitate mobility and access for people with diverse physical capabilities. Their supportive service needs are equally comprehensive, spanning job training, vocational rehabilitation, educational programs, economic assistance for utility payments, orientation and counseling services, case management, healthcare coordination, transportation support, medical equipment provision and other supportive services. The approach recognizes that housing accessibility is just one component of creating meaningful opportunities for individuals with disabilities.

Domestic violence victims require a uniquely compassionate and comprehensive support system. Their housing needs include emergency shelter services, transitional housing, and permanent housing solutions that provide safety and stability. Supportive services must address the complex trauma and practical challenges these individuals face. This includes medical and health-related services, safety and protection activities, psychological counseling, financial and legal assistance, childcare services, work opportunities, transportation assistance, nutritional programs and other supportive services. The goal is to provide not just immediate protection but also long-term pathways to recovery and independence.

Individuals struggling with drug and alcohol abuse require an integrated service approach that simultaneously addresses housing instability and dependency challenges. Housing needs include emergency shelters, transitional housing, and permanent housing solutions. The supportive services are multifaceted, incorporating rehabilitation services, detoxification programs, clinical and health services, psychological counseling, case management, food programs, hygiene services, prevention sessions, educational and occupational training, and work placement services. This comprehensive strategy recognizes addiction as a complex health and social issue requiring holistic intervention.

The HIV/AIDS population presents unique housing and service requirements characterized by the need for financial housing assistance and comprehensive supportive services. These services include housing counseling, drug and health services, support for women and children, emotional therapy, mental and physical health referrals, vocational training, continuum of care and other supportive services. The approach acknowledges the ongoing medical, emotional, and economic challenges faced by individuals living with HIV/AIDS.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

See attachment section.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

No preferences will be used for special needs population.

Discussion:

Special needs populations in Caguas—including the elderly, individuals with disabilities, victims of domestic violence, individuals with substance use disorders, and those living with HIV/AIDS—face a range of housing and service challenges that were identified through consultations with service providers and analysis of local data. Elderly residents require financial support to manage housing costs and a wide range of supportive services to maintain independent living. People with disabilities experience a shortage of accessible housing and need services that promote mobility, employment, and healthcare access. Domestic violence survivors need safe housing options and trauma-informed support, including counseling and legal aid. Individuals dealing with substance abuse require both housing stability and access to rehabilitation and job training programs. The HIV/AIDS population needs financial housing support alongside emotional, medical, and vocational services. Despite these needs, the municipality does not plan to implement housing preferences for any specific special needs category under its HOME TBRA activities.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The Municipality of Caguas faces significant needs in restoring public facilities damaged by natural disasters. These spaces are essential for community well-being, emergency response, cultural preservation, and economic activity. The FEMA Public Facility projects highlight urgent restoration needs in recreational areas, cultural landmarks, municipal infrastructure, and emergency services.

Recreational facilities in Caguas, such as Bairoa Sector Recreational Facilities, AOB Sports Complex, and Turabo Recreational Facilities, need extensive repairs to continue providing safe and accessible spaces for residents. Community centers like Bairoa Communal Center #2 and Villa Blanca & Villa Victoria Recreational Facilities also require restoration to support local programs and social engagement.

Cultural and historic sites, including Casa Amarilla Dra. Concha Meléndez Museum, Luis M. Arcelay Theater, and C3Tec Bellas Artes Buildings, play a crucial role in preserving Caguas’ heritage and boosting tourism. Their restoration will help maintain the city’s cultural identity and support economic growth.

Emergency response and municipal facilities are in critical need of repair. Facilities such as Edificio Manejo de Emergencias and Bunker Community Facilities must be strengthened to ensure effective disaster response and public safety. In addition, public spaces like Plaza del Mercado Market Building and Municipal Plazas require investment to support local businesses and essential civic functions.

Cemeteries and memorial sites, including Municipal Cemetery #1 and Cementerio Municipal, need restoration to preserve cultural traditions and provide dignified spaces for remembrance.

How were these needs determined?

The need for public facility restoration in Caguas was determined based on projects listed in the Central Office for Recovery, Reconstruction, and Resilience (COR3) platform that have not yet commenced restoration. These projects, identified through FEMA Public Assistance funding, highlight critical infrastructure that remains damaged due to past natural disasters, impacting community services and daily operations. The COR3 platform serves as a comprehensive database tracking the progress of federally funded reconstruction efforts in Puerto Rico. The data from the COR3 platform provides a clear indication of where investment and intervention are most needed to restore essential public services and strengthen Caguas’ resilience against future disasters.

Describe the jurisdiction’s need for Public Improvements:

Caguas faces urgent infrastructure needs following significant damage from recent natural disasters, with numerous critical projects awaiting action on the COR3 platform. Transportation networks across

the municipality require immediate attention, including essential road repairs, bridge replacements, and culvert improvements to restore safe travel conditions. Alongside these transportation priorities, Caguas must upgrade its stormwater management systems by modernizing drainage infrastructure, building additional retention basins in vulnerable areas, and implementing green infrastructure solutions to better handle runoff during intense rainfall events. Communication resilience represents another critical need, requiring the expansion of fiber optic networks and establishment of redundant systems to maintain connectivity during emergencies.

How were these needs determined?

The need for public improvements restoration in Caguas was determined in the same manner of the need of public facilities.

Describe the jurisdiction's need for Public Services:

See Attachment section for a full list of public services needs.

How were these needs determined?

These needs were determined through meetings with various community stakeholders and citizens throughout the Municipality. In addition, a review of the responses to the consultation was performed allowing the Municipality to determine the specific needs of each special population group. There was a 30-day review period of the plan for citizens to give comments on the priority needs of the City.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing stock in Caguas is predominantly composed of single-family detached homes (65%), with a notable portion also in multi-unit structures. Owner-occupancy stands at 68.2%, while 31.8% of units are renter-occupied. New housing development is mainly infill within established neighborhoods. Despite moderate population and household growth, the municipality faces substantial housing challenges related to cost burden, substandard conditions, and mismatched supply and demand.

Affordable housing programs serve a significant number of residents. Public Housing supports 1,397 units with an average household income of \$5,925, primarily serving extremely low-income, female-headed households, often with children or members with disabilities. The Housing Choice Voucher program assists 2,207 units, while Project-Based Section 8 supports 1,156 units, and the 811/PRAC program offers 26 units for residents with severe disabilities and very low income. Combined, these programs help thousands of individuals, but demand continues to outpace supply, especially for smaller and larger rental units.

The affordability crisis is evident as over 2,300 renters and 2,800 homeowners spend more than half their income on housing. Many housing units lack essential facilities or are overcrowded. Additionally, a substantial mismatch exists in unit size relative to household size: there's a shortage of studios and one-bedroom rentals for single-person households and an insufficient number of large rental units for families with four or more members. Although moderate-sized owner units are somewhat oversupplied, affordability remains a barrier for lower-income households seeking homeownership.

The cost of housing has risen notably. From 2019 to 2023, the median home value increased by 12.1% and rents by 8.5%, tightening access to both rental and ownership options. Fair Market Rents (FMR) are significantly higher than HOME rents, which may challenge developers' willingness to build without subsidies. While most renters (71.6%) pay less than \$500 per month, increasing costs threaten long-term affordability.

Much of the housing stock is aging—over 50% of homes were built before 1980—raising concerns about lead-based paint hazards. An estimated 9,125 owner-occupied and 8,495 renter-occupied units may contain lead-based paint, disproportionately affecting low- and moderate-income families. Substandard housing conditions are prevalent, with many units requiring rehabilitation, especially among low-income households lacking complete plumbing or kitchen facilities.

Additional Narrative

Public housing is in relatively good condition, with a 2022 average REAC inspection score of 85.5. However, growing waitlists and demand, especially for one-bedroom units, highlight the need for expanded public housing. Villa del Rey, one of the largest developments, is slated for significant improvements.

Homelessness services are coordinated through the PR-503 Continuum of Care, offering emergency, transitional, and permanent supportive housing along with health, employment, and education services. Special needs populations benefit from targeted programs, such as SANOS and Arranque Juvenil, with efforts to assist individuals returning from health institutions through coordinated discharge planning.

Barriers to affordable housing include high construction costs driven by taxes and fees, limited return on affordable housing investments, and regulatory burdens on prefabricated housing. Workforce development and community infrastructure investments aim to support economic resilience and better housing access.

In summary, Caguas faces a complex housing landscape marked by affordability, structural conditions, and supply-demand mismatches. Targeted strategies are necessary to improve housing quality, affordability, and accessibility for its diverse population.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in the Municipality of Caguas is primarily composed of single-family detached homes, which make up 65% of all residential properties. Other types of housing available include 1-unit attached structures (12%), 2-4 units (11%), 5-19 units (8%), and 20 or more units (3%). Mobile homes, boats, RVs, and vans make up a small fraction of the housing stock (0%).

The housing market in Caguas is currently experiencing moderate growth. The population of Caguas has increased by 0.5% from 2022 to 2023. The number of households has also increased by 0.5% during this period.

The majority of housing units in Caguas are occupied by owners (68.2%). Renters occupy a smaller percentage of housing units (31.8%). The vacancy rate in Caguas is 5.1%.

New construction in Caguas is primarily occurring in the form of infill development. This type of development is occurring in the older, more established neighborhoods of the city. New construction is intended to serve both renters and owners.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	37,490	65%
1-unit, attached structure	7,155	12%
2-4 units	6,535	11%
5-19 units	4,555	8%
20 or more units	1,735	3%
Mobile Home, boat, RV, van, etc	60	0%
Total	57,530	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	316	1%	228	1%
1 bedroom	619	2%	1,745	7%
2 bedrooms	4,252	13%	3,618	15%
3 or more bedrooms	26,678	84%	18,982	77%
Total	31,865	100%	24,573	100%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
American Community Survey 5-Year Estimate
Data Source Comments:

Public Housing

Based on HUD Picture of Subsidized Database, the Municipality of Caguas' public housing offers a total of 1,397 units, with a high occupancy rate of 97%, meaning 1,356 units are currently occupied. The average household size is 2.2 people, resulting in a total of approximately 2,941 individuals served by this program. The average household income for residents in Public Housing is \$5,925 per year. A significant portion of these households, 47%, earn between \$1 and \$4,999 annually, indicating that the program primarily serves very low-income families. Additionally, 20% of households earn between \$5,000 and \$9,999, 14% earn between \$10,000 and \$14,999, 9% earn between \$15,000 and \$19,999, and another 9% earn \$20,000 or more. The program targets families with children, with 42% of households consisting of two or more adults with children and 40% being headed by a single adult with children. Female-headed households make up 80% of the total, with 44% being female-headed households with children. Furthermore, 10% of households have a member with a disability aged 61 years or less, and 40% have a member with a disability aged 62 years or older.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Choice Vouchers program assists 2,207 units, with an 86% occupancy rate, meaning 1,903 units are currently occupied. The average household size is 2.2 people, resulting in a total of approximately 4,242 individuals served by this program. The average household income for residents in this program is \$7,190 per year. A notable 39% of households earn between \$1 and \$4,999 annually, while 27% earn between \$5,000 and \$9,999, 18% earn between \$10,000 and \$14,999, 9% earn between \$15,000 and \$19,999, and 6% earn \$20,000 or more. This program targets low-income families, with 84% of households classified as very low income and 64% as extremely low income. A significant portion of households, 39%, consist of two or more adults with children, and 88% are headed by a single adult with children. Female-headed households make up 42% of the total, with 11% being female-headed households with children. Additionally, 25% of households have a member with a disability aged 61 years or less, and 8% have a member with a disability aged 62 years or older.

Project-Based Section 8 provides 1,156 units, with a 97% occupancy rate, meaning 1,146 units are currently occupied. The average household size is 2.2 people, resulting in a total of approximately 2,554 individuals served by this program. The average household income for residents in this program is \$8,564 per year. A significant portion of these households, 37%, earn between \$1 and \$4,999 annually, while 23% earn between \$5,000 and \$9,999, 18% earn between \$10,000 and \$14,999, 11% earn between \$15,000 and \$19,999, and 11% earn \$20,000 or more. This program serves a significant number of families with children, with 76% of households classified as very low income and 56% as extremely low income. A notable 51% of households consist of two or more adults with children, and

87% are headed by a single adult with children. Female-headed households make up 53% of the total, with 4% being female-headed households with children. Additionally, 12% of households have a member with a disability aged 61 years or less, and 3% have a member with a disability aged 62 years or older.

The 811/PRAC program, although smaller, offers 26 units with a 90% occupancy rate, meaning 24 units are currently occupied. The average household size is 1 person, resulting in a total of approximately 24 individuals served by this program. The average household income for residents in this program is \$3,007 per year. The majority of these households, 60%, earn between \$1 and \$4,999 annually, while 27% earn between \$5,000 and \$9,999, and 7% earn between \$10,000 and \$14,999. This program specifically targets very low-income households, with 96% of households classified as very low income and 79% as extremely low income. A significant portion of households, 29%, consist of two or more adults with children, and 100% are headed by a single adult with children. Female-headed households make up 100% of the total, with 38% being female-headed households with children. Additionally, 100% of households have a member with a disability aged 61 years or less, and 100% have a member with a disability aged 62 years or older. The program also supports a diverse population, with 100% of households identifying as minority.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to HUD Multifamily Assistance & Section 8 Database, no units were expected to be lost during 2025 toward 2029.

Does the availability of housing units meet the needs of the population?

The Municipality of Caguas faces significant housing challenges, as highlighted in the Housing Need Assessment (Section NA-10, Table 7). A substantial portion of both renters and homeowners struggle with excessive housing costs. Specifically, 2,315 renter households and 2,819 homeowner households spend more than half of their income on housing. This financial burden is compounded by issues of substandard housing, with 314 renter households and 275 owner households lacking complete plumbing or kitchen facilities. Overcrowding is another prevalent concern, affecting 335 rented households and 220 owner households. Furthermore, 30 rented households and 65 owner households experience severe overcrowding. In addition, a concerning number of households report zero or negative income, severely limiting their ability to secure adequate housing. The combined challenges and figures highlight the urgent need for targeted housing interventions and policies to address the diverse and severe problems faced by thousands of Caguas residents.

Describe the need for specific types of housing:

Based on the Census Bureau ACS 2023 tables S2501 and S2504, the housing supply and demand in the market reveals significant mismatches in both unit size and tenure. The data shows that there is an

undersupply of smaller rental units relative to the demand. There are 15,051 one-person households in the market, but only 2,956 housing units classified as studios or one-bedroom units, with just 2,011 of those available for rent. This indicates that a substantial portion of single-person households, particularly renters, may be forced to occupy larger and potentially less affordable units.

Similarly, there is a disparity in the supply of housing for larger households. There are 7,685 households with four or more persons, yet only 8,650 housing units with four or more bedrooms. While the total supply appears to be slightly greater than the demand, the rental segment presents a shortfall, with only 1,276 rental units available for these larger households, compared to 2,657 renter households needing such accommodations. This indicates that larger renter households may be experiencing overcrowding or may be unable to find appropriately sized units in the market.

For mid-sized households, those with two or three persons, the overall supply of housing units with two or three bedrooms (38,882 units) is higher than the demand (27,752 households). However, the distribution of tenure highlights an imbalance. The number of owner-occupied units in this category (25,312) is higher than the number of owner households (19,374), indicating potential excess supply in the ownership market. Conversely, there are 13,570 rental units with two or three bedrooms available, but 8,378 renter households in this category, suggesting that while a numerical surplus exists, affordability or suitability may still be concerns.

In particular, the data indicates a shortage of small rental units for single-person households and a lack of larger rental units for families with four or more members. The ownership market appears to have a greater supply of mid-sized and large units than required, potentially leading to vacancies or inefficient use of available housing stock. This mismatch highlights the need for targeted development strategies to address the demand for smaller and larger rental units, ensuring that housing availability aligns more closely with household needs.

Discussion

The housing market in Caguas presents a complex picture, characterized by moderate growth and a mix of housing types, but also significant challenges related to affordability and availability. While single-family detached homes dominate the landscape, other options like attached units and multi-family buildings exist. A key strength is the high rate of owner occupancy, suggesting stability within the community. However, new construction, primarily infill development, needs to carefully consider the existing housing stock and the needs of both renters and owners to ensure balanced growth. The data reveals a mismatch between housing supply and demand, particularly for smaller rental units and larger units suitable for families. This imbalance contributes to issues like overcrowding and cost burdens, indicating a need for targeted development strategies.

Furthermore, Caguas benefits from several subsidized housing programs, including public housing, Housing Choice Vouchers, and Project-Based Section 8, serving thousands of individuals and families. These programs play a crucial role in providing affordable housing options, especially for very low-

income households, families with children, and individuals with disabilities. However, despite these efforts, a substantial portion of both renters and homeowners struggle with excessive housing costs, substandard conditions, and overcrowding. The data highlights the need for continued investment and expansion of affordable housing initiatives, coupled with strategies that address the specific needs of different household sizes and income levels. An approach that considers both supply and demand dynamics is essential to ensure that all residents of Caguas have access to safe, affordable, and suitable housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing affordability is a growing concern in the Municipality of Caguas, Puerto Rico. Between 2019 and 2023, median home values increased by 12.1% (to \$143,300) and median rents rose by 8.5% (to \$499). While rental units exist across income brackets, availability varies significantly. There's a reasonable supply of rentals for lower-income households, but owner-occupied options are limited, especially for those earning below 80% of the HUD Area Median Family Income (HAMFI). This suggests a potential shortage of affordable homeownership opportunities.

Fair Market Rents (FMRs) are higher than HOME rents, indicating HOME rents are more affordable. However, this difference could make it challenging for developers to create or maintain affordable housing without subsidies. While a large portion of renters (71.6%) currently pay less than \$500 per month, rising rents could put pressure on lower-income households.

Cost of Housing

	Base Year: 2019	Most Recent Year: 2023	% Change
Median Home Value	127,800	143,300	12%
Median Contract Rent	460	499	8%

Table 29 – Cost of Housing

Alternate Data Source Name:
American Community Survey 5-Year Estimate
Data Source Comments:

Rent Paid	Number	%
Less than \$500	11,388	71.6%
\$500-999	3,915	24.6%
\$1,000-1,499	440	2.8%
\$1,500-1,999	60	0.4%
\$2,000 or more	40	0.3%
Total	15,843	99.6%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,625	No Data
50% HAMFI	4,470	535

Number of Units affordable to Households earning	Renter	Owner
80% HAMFI	7,590	2,760
100% HAMFI	No Data	5,699
Total	14,685	8,994

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	490	493	577	809	969
High HOME Rent	371	399	482	547	591
Low HOME Rent	301	323	387	447	500

Table 32 – Monthly Rent

Alternate Data Source Name:
Resident Characteristics Report
Data Source Comments:

Is there sufficient housing for households at all income levels?

The data indicates that there is a significant variation in the availability of housing for households at different income levels in Caguas. For households earning 30% of the HUD Area Median Family Income (HAMFI), there are 2,625 rental units available, but no data is provided for owner-occupied units (Table 15). For those earning 50% HAMFI, there are 4,470 rental units and 535 owner-occupied units (Table 15). Households earning 80% HAMFI have access to 7,590 rental units and 2,760 owner-occupied units (Table 15). Finally, for households earning 100% HAMFI, there is no data for rental units, but there are 5,699 owner-occupied units available (Table 15). This distribution indicates that while there is a reasonable supply of rental units for lower-income households, the availability of owner-occupied units is more limited, particularly for those earning below 80% HAMFI. Therefore, there may be insufficient housing for households at all income levels, especially for those seeking homeownership at lower income brackets.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to Table 33, the affordability of housing in Caguas is likely to be impacted by the observed changes in home values and rents. Between the base year of 2019 and the most recent year of 2023, the median home value increased by 12.1%, from \$127,800 to \$143,300. During the same period, the median contract rent rose by 8.5%, from \$460 to \$499. These increases suggest that both homeownership and rental housing are becoming more expensive. As home values and rents continue

to rise, the affordability of housing is likely to decrease, making it more challenging for lower-income households to find affordable housing options. This trend highlights the need for strategies to mitigate the impact of rising housing costs on affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The comparison between HOME rents, Fair Market Rent (FMR), and Area Median Rent reveals significant differences that could influence housing strategies. According to Table 6, the FMR for an efficiency unit is \$490, while the High HOME Rent is \$371, and the Low HOME Rent is \$301. For a one-bedroom unit, the FMR is \$493, the High HOME Rent is \$399, and the Low HOME Rent is \$323. These differences are consistent across larger units, with FMRs being higher than both High and Low HOME Rents. This disparity indicates that HOME rents are generally more affordable than FMRs, which could be beneficial for low-income households. However, the lower HOME rents might also limit the financial feasibility for developers to produce or preserve affordable housing without additional subsidies or incentives.

Discussion

Based on Table 33, between 2019 and 2023, the cost of housing in Caguas has increased significantly, with the median home value rising by 12.1% and the median contract rent increasing by 8.5%. FMR are generally higher than both High and Low HOME Rents, indicating that FMRs are less affordable. The availability of affordable housing varies by income level, with a reasonable supply of rental units for lower-income households but limited availability of affordable owner-occupied units, especially for those earning below 80% of the HAMFI.

As Table 6 shows, the total number of households in Caguas is distributed across various income levels, highlighting the diverse income distribution and varying needs for affordable housing. The rising costs of housing and limited availability of affordable owner-occupied units pose challenges for housing affordability, emphasizing the need for strategies to mitigate the impact of rising housing costs and ensure that affordable housing remains accessible to those who need it most.

In addition, the data on Table 34 shows that a significant portion of renters, 71.6%, pay less than \$500 per month, while only a small percentage, 3.5%, pay \$1,000 or more. This indicates that most rental units are relatively affordable, but the rising median rent could pressure lower-income households. To address these challenges, it is crucial to focus on producing and preserving affordable rental units and exploring subsidies or incentives to make homeownership more accessible for lower-income families.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The existing housing supply in Caguas has several characteristics. A substantial portion of the housing stock was built before 1980, with a total of 24,765 units falling into this category. These older units are more likely to contain lead-based paint hazards, posing a significant risk, particularly to low- or moderate-income families with children. The condition of these older housing units varies, with a notable percentage having one or more selected conditions that may require attention.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Housing conditions fall into several categories

- **Standard Condition:** Housing unit has no structural, electrical, plumbing, or mechanical defects or has only slight defects that can be corrected through regular maintenance. These units should meet local housing codes or at minimum (HUD) Section 8 Housing Quality Standards (HQS).
- **Substandard Condition:** Housing unit which is deficient in any or all of the acceptable criteria of Section 8 HQS and, where applicable, the adopted local housing codes.
- **Substandard Condition but Suitable for Rehabilitation:** At a minimum, this is a housing unit that does not meet the HQS with some of the same features as “substandard” condition housing unit. The unit is likely to have deferred maintenance and may have some structural damage. However, the units should have basic infrastructure (including systems for clean water and adequate waste disposal) that allows economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” housing unit.
- **Substandard Condition and Not Suitable for Rehabilitation:** Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be more than 50% of the current improvement value of the dwelling unit).

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,560	23%	5,330	33%
With two selected Conditions	375	1%	280	2%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	24,570	76%	10,305	65%
Total	32,505	100%	15,925	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,990	18%	2,855	18%
1980-1999	10,270	32%	4,545	29%
1950-1979	15,425	47%	7,555	47%
Before 1950	845	3%	940	6%
Total	32,530	100%	15,895	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,270	50%	8,495	53%
Housing Units build before 1980 with children present	2,618	8%	1,329	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on data from Table 39, for owner-occupied units, there are a total of 16,270 units built before 1980, with 56% of these units estimated to contain lead-based paint hazards. This results in approximately 9,125 owner-occupied units with potential lead-based paint hazards. Similarly, for renter-occupied units, there are 8,495 units built before 1980, with 100% of these units estimated to contain lead-based paint hazards, leading to 8,495 renter-occupied units at risk. These estimates highlight the potential risk to low- or moderate-income families, particularly those with children, living in older housing units.

Discussion

No data is available to complete Table 40 – Vacant Units.

The need for housing rehabilitation in Caguas is significant, particularly for extremely low-income households that lack complete plumbing or kitchen facilities. This issue affects both renter-occupied and owner-occupied households, highlighting the urgent need for programs to address these substandard conditions and improve resident health and safety. In addition, the presence of lead-based paint hazards in older housing units, particularly those built before 1980, presents a serious risk to low- or moderate-income families, especially those with children. A substantial number of these older units are likely to contain lead-based paint, which can have severe health implications.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing in Caguas plays a role in providing stable and affordable living conditions for its most vulnerable residents. However, the current demand significantly outweighs the available resources, leaving many families in precarious situations.

Currently, Caguas faces a growing waitlist for public housing, with 875 families seeking a one-bedroom unit, reflecting a high demand for smaller living spaces, possibly due to individuals living alone or elderly residents in need of independent housing. Additionally, 99 families require two-bedroom units, while 50, 6, and 1 family seek three, four, and five-bedroom units, respectively.

The demographic breakdown of those awaiting housing further underscores the urgency of expanding public housing initiatives:

- 19 families with disabilities are waiting for accessible housing solutions.
- 151 elderly families need secure and stable accommodation.
- 93 families with children require safe environments to raise the next generation.
- 73 single mothers are struggling to find adequate housing to provide for their families.

These statistics highlight the pressing need for expanded public housing options that address the specific challenges faced by different demographic groups. A strategic investment in affordable housing, accessible infrastructure, and family-friendly units is crucial to improving the quality of life for many Caguas residents.

Without immediate action, these vulnerable populations will continue to struggle with housing insecurity, economic instability, and limited access to essential services. Addressing this crisis requires a coordinated effort from local and federal governments, community organizations, and private stakeholders to ensure that every resident in need has a place to call home.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		1,325	88	1,237	0	0	0

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data: PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The REAC (Real Estate Assessment Center) Physical Inspection, conducted by the U.S. Department of Housing and Urban Development (HUD), was an inspection process for evaluating the physical state of properties owned, insured, or subsidized by HUD. Its primary purpose was to guarantee that HUD-assisted housing meets standards for being decent, safe, sanitary, and in good repair for residents. In 2025 the inspections adhere to the National Standards for the Physical Inspection of Real Estate (NSPIRE), which prioritize health, safety, and functional defects over mere aesthetics. However, in 2022 Inspections were still based on the Uniform Physical Condition Standards (UPCS), though HUD was actively transitioning to NSPIRE. Public Housing projects were inspected every 1 to 3 years, depending on their previous inspection scores with lower-scoring properties were inspected more frequently.

In Caguas, Puerto Rico, 10 public housing developments managed by the Puerto Rico Public Housing Administration underwent REAC inspections in 2022. The average REAC score for these developments was 85.5, indicating that, overall, public housing in Caguas met or exceeded federal housing standards.

While most properties performed well, one development—RQ005004007, with 122 units—received a score of 67, which, while above the passing threshold, suggests room for improvement. Notably, none of the inspected properties scored below 60, meaning all developments met the minimum required standards for housing quality.

These results reflect a generally strong performance in housing maintenance and compliance in Caguas. However, continued monitoring and investment in maintenance are essential to sustaining and improving these conditions for public housing residents.

The PRPHA Annual Submission Plan for 2025 outlines several projects in the Municipality of Caguas that will receive maintenance or major improvements.

Villa del Rey will undergo significant improvements with an allocation of \$1,200,000. This project involves 100 units and aims to improve the living conditions and infrastructure of the housing complex.

The appendix section includes the REAC scores for the Municipality Public Housing Projects.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Project	Score
BRISAS DEL TURABO	93
BONNEVILLE HEIGHTS	95
EL MIRADOR APARTMENT	82
JUAN JIMENEZ GARCIA	60
BRISAS DEL TURABO II	98
JARDINES DE SAN CARLOS	98
TURABO HEIGHTS	95
VILLA DE REY	97
CAGUAX	89
RAUL CASTELLON	98

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Villa del Rey will undergo significant improvements with an allocation of \$1,200,000. This project involves 100 units and aims to improve the living conditions and infrastructure of the housing complex.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Puerto Rico Public Housing Administration (AVP) has developed a comprehensive island wide strategy for 2025-2030 aimed at improving the living environments of low and moderate-income families residing in public housing throughout Puerto Rico. This plan addresses the needs of communities across the entire island rather than focusing on individual municipalities, creating a unified approach to enhancing quality of life for all public housing residents.

At the core of the AVP's strategy is its mission, to effectively manage public housing resources to promote social and economic self-sufficiency among families with low, very low, and extremely low incomes, collectively contributing to the improvement of quality of life in Puerto Rico. The AVP's island wide strategy begins with administrative improvements, including updated policies for resident selection, occupancy, and lease agreements. These changes aim to standardize processes across all public housing communities in Puerto Rico, ensuring fair and consistent application of rules regardless of geographical location.

A significant component of the strategy focuses on human development through community programs. The AVP will implement economic and social self-sufficiency initiatives across all public housing developments, targeting over 50,000 residents with various support services. These include education assistance, vocational training, employment placement, and microenterprise development. The agency will organize 60 economic self-sufficiency fairs distributed throughout different regions of Puerto Rico, making resources accessible to all residents regardless of where they live.

The PHA Plan addresses the diverse needs of different age groups. For children and youth, the AVP will coordinate programs for early childhood development, educational support, and leadership skills across all communities. For working-age adults, employment opportunities through Section 3 initiatives will help place 3,500 residents in jobs. For seniors and people with disabilities, the Home Auxiliary Component will provide specialized services throughout all geographical regions of Puerto Rico.

Community empowerment forms another crucial element of the strategy. The AVP aims to organize 50 new resident councils in communities currently without representation and maintain support for the 134 existing councils across the island. These councils serve as vital links between residents and administration, giving communities a voice in decisions affecting their living environments.

The AVP will convert "Learning Centers" into Educational Technology Centers in communities across Puerto Rico, ensuring that residents in even the most remote public housing developments have access to digital resources and internet connectivity. The "Traveling Around the World" virtual reality program will be expanded to all new centers, enriching the cultural and educational experiences available to residents islandwide.

Early childhood education remains a priority through continued support for 88 Head Start and Early Head Start centers located within public housing developments across the island. The AVP will work to expand these services to additional communities through partnerships with municipalities and private institutions.

Discussion:

In conclusion, public housing in Caguas presents a contrast between, unmet demand and a supply that, while generally well-maintained, is insufficient. With over a thousand families on waiting lists, particularly for smaller units, the need to expand housing availability is critical to support the community's most vulnerable populations, including the elderly, persons with disabilities, and single-parent households. Although the physical condition of most public housing developments is good, as indicated by high REAC scores, the planned \$1.2 million in improvements for Villa del Rey signals a commitment to not just maintain but enhance living standards. Ultimately, the success of the Puerto Rico Public Housing Administration's comprehensive, island-wide strategy—focused on fostering self-sufficiency, empowering residents, and upgrading facilities—will be paramount. A continued, strategic investment is essential to bridge the gap between the current reality and the goal of providing safe, stable, and supportive housing for every family in need.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	43	0	7	50	0
Households with Only Adults	169	0	37	415	0
Chronically Homeless Households	0	0	0	365	0
Veterans	0	0	7	31	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The PR-503 Continuum of Care (CoC) integrates various mainstream services to complement targeted services for homeless individuals, ensuring access to healthcare, mental health treatment, and employment assistance.

Healthcare and Mental Health Services

The CoC collaborates with healthcare providers, including Federally Qualified Health Centers (FQHCs) such as SANOS, which offer integrated primary and behavioral health services. These centers provide physical and mental health care, substance use disorder treatment, and Medicaid enrollment assistance. Regular health fairs and outreach events are organized in coordination with healthcare agencies to connect homeless individuals with necessary services. The CoC also works with the Puerto Rico Department of Health to provide access to Medicaid, Medicare, and other healthcare benefits.

Additionally, the CoC collaborates with the Mental Health and Anti-Addiction Services Administration (MHAASA) to provide specialized services for individuals with mental health disorders and substance use issues. Programs such as SAMHSA-funded PATH ensure outreach and intervention for those with severe mental illnesses and co-occurring disorders.

Employment Services

The CoC has established formal agreements with workforce development organizations, including Workforce Innovation and Opportunity Act (WIOA)-funded job centers and the Puerto Rico Department of Labor and Human Resources. These partnerships facilitate job training, career counseling, and employment placement for homeless individuals. The CoC also promotes employment opportunities for individuals with lived experience of homelessness through AmeriCorps/Vista and local employer engagement initiatives.

Furthermore, the CoC trains staff annually on accessing mainstream benefits such as Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Temporary Assistance for Needy Families (TANF), and employment assistance programs. Despite Puerto Rico's exclusion from SSI benefits, the CoC provides technical assistance to service providers for SOAR certification to assist eligible individuals with SSDI applications.

Through these collaborations, the CoC ensures that mainstream services effectively complement housing and supportive services, enhancing self-sufficiency and stability for homeless individuals.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The South-Southeast Puerto Rico CoC (PR-503) offers a comprehensive network of housing and support services for homeless individuals and families according to HUD's 2024 Housing Inventory Count. The region maintains 943 total beds across emergency, transitional, and permanent housing programs to serve various homeless populations.

The emergency shelter system includes 212 beds with 43 dedicated to families with children and 169 for individuals. Key providers include Centro Deambulante Cristo Pobre, Fundación de Desarrollo Comunal, Casa Bondad, and Instituto Pre Vocacional e Industrial. These facilities provide immediate crisis response and basic needs to those experiencing homelessness.

Transitional housing programs offer 44 beds that help bridge the gap between homelessness and permanent housing. Notable providers include Proyecto GUARA BI, Hogar Nueva Mujer Santa María, and Casa del Peregrino Aguadilla, which dedicates 7 beds specifically for veterans. These programs typically include supportive services to help residents achieve self-sufficiency.

The CoC's permanent supportive housing system represents its largest component with 465 beds. This includes 365 beds dedicated to chronically homeless individuals and 31 beds for veterans. Organizations like Fundación de Desarrollo Comunal, Lucha Contra el SIDA, and the Departamento de la Vivienda provide intensive support services along with housing for those with disabilities and long histories of homelessness.

Rapid re-housing programs comprise 222 beds, with 141 targeted toward families. Key providers include Hogar Nueva Mujer Santa María, Hogar Fortaleza del Caído (focusing on domestic violence survivors), and Casa del Peregrino Aguadilla with 16 veteran-dedicated beds. Municipal programs in Ponce, Aguas Buenas, and Mayagüez also contribute significantly to the rapid re-housing inventory.

The CoC demonstrates a strong focus on chronic homelessness, dedicating 78% of its permanent supportive housing to this population. This approach aligns with evidence-based practices showing that stable housing with supportive services effectively addresses the needs of those with long-term homelessness and disabilities.

The system also prioritizes families with children through substantial investments in rapid re-housing and family-specific emergency shelter beds. Veterans receive targeted services through HUD-VASH and specialized programs at Casa del Peregrino Aguadilla. However, the absence of dedicated beds for unaccompanied youth suggests a potential gap in the continuum that may need addressing in future development.

Overall, PR-503's housing inventory reflects a balanced approach to addressing homelessness across the housing continuum while focusing resources on high-need populations, particularly those experiencing chronic homelessness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This Section includes a broad description of the facilities and services needs that the non-homeless special needs population requires in Caguas. As previously stated, the supportive services provided to this population are driven towards the objective of providing basic and essential public services to assist these populations to achieve improved living conditions, while stabilizing their housing conditions.

All described services included in this section were obtained from the consultation process and the citizen participation actions encouraged by the Municipality during the preparation of this Plan.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Special needs populations have unique needs including unique needs for social and other services to be paired with housing. See appendix section for the description of some of these supportive housing needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The following activities will be undertaken during program year 2020 to address the supportive services needs identified above:

- Senior Services- \$31,004.00 allocated for 2025 to serve 350 elderly residents through public service activities. This program addresses the specific needs of seniors who are not homeless but require supportive services including: Nutrition assistance Transportation services Health and wellness programming Social activities to prevent isolation Health and Wellness Services SANOS- \$33,097.00 allocated for 2025 to serve 100 individuals through public service activities focused on health and wellness. This program specifically targets persons with chronic health conditions, disabilities, or other special health needs who require ongoing support services. Arranque Juvenil

2025- \$39,738.00 allocated for 2025 to serve 500 at-risk youth through public service activities. This program addresses the special needs of young people who may be aging out of foster care, have disabilities, or face other barriers to successful transition to adulthood. Nuestra Escuela Program- \$99,738.00 allocated for 2025 to serve 38 individuals through specialized educational services. This program targets children and adults with learning disabilities, developmental delays, or other educational special needs. MAVI Program- \$19,733.20 allocated for 2025 to serve 20 individuals with disabilities through public service activities, providing specialized support services for persons with physical, intellectual, or developmental disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

An analysis of homelessness data confirms the ongoing need for affordable housing and supportive services. To address these needs effectively, the Municipality will sustain and enhance existing programs while reinforcing its collaborative approach with nonprofit partners. By maintaining and strengthening this network, the Municipality seeks to provide a coordinated response that maximizes the impact of available resources.

To support these efforts, the Municipality will allocate its ESG grant to provide financial assistance to nonprofit organizations for key initiatives. These include outreach and essential services to connect individuals experiencing homelessness with critical resources, shelter operational support to ensure safe and stable temporary housing, and prevention and rapid re-housing assistance to help individuals and families maintain or regain housing stability.

These initiatives, in coordination with other housing and supportive services offered by community organizations, will directly address the immediate needs of the homeless population over the next year.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A complex web of public policies, extending beyond direct financial aid, profoundly shapes the affordable housing environment, frequently introducing unforeseen obstacles and worsening the difficulties in housing access. The primary impediments to affordable housing in Puerto Rico are outlined below:

Impediment #1: Sales Tax

The cost of housing construction and renovation is significantly inflated by Puerto Rico's 11.5% Sales and Use Tax (IVU), which is composed of a 10.5% state and 1% municipal levy. This high tax rate diminishes housing affordability, particularly for low-income families with constrained financial resources. Furthermore, excise taxes on essential goods, such as cement and other construction materials, directly elevate development expenses. These additional costs are typically transferred to the consumer, whether a homebuyer or a renter, which in turn drives up the price of new homes and influences the rental market by affecting the cost-to-income ratio for property management.

Impediment #2: Return on Residential Investment

A major obstacle to the availability of affordable housing is the inadequate return on investment for landlords who offer and maintain low rental rates. In the absence of specific incentives to serve this market, property owners are naturally drawn to more lucrative, higher-end developments. Alternatively, they may choose to keep properties off the market, waiting for land values to increase sufficiently to make redevelopment profitable, thereby reducing the stock of affordable rental units.

Impediment #3: Burden in the Use of Prefabricated Houses

While Puerto Rican law acknowledges prefabricated houses as a viable low-cost housing solution, their use is encumbered by regulatory processes. Individuals seeking to purchase and erect a prefabricated home must navigate the permit application process through the Regulations and Permits Administration. Although this construction method presents a more efficient and cost-effective alternative to traditional building, it remains subject to identical building codes and permitting hurdles, which can escalate the total project cost and diminish its affordability advantage.

Impediment #4: Fees and Charges

Governmental policies concerning taxation, land use, zoning, and regulations critically influence the expense and supply of affordable housing. A substantial barrier is created by various government-imposed fees and charges, which can constitute as much as 30% of a housing project's total development cost. These encompass upfront expenses like development fees, building permits, and costs associated with infrastructure. Impact fees, levied by local authorities to finance new roads and

utility systems required for new developments, also add a considerable financial burden, especially when they are not proportionally adjusted for affordable housing initiatives. Developers are often compelled to absorb the costs of connecting to or enhancing public infrastructure, expenses that are ultimately passed on to residents, thereby undermining the primary goal of affordability. The lack of policies offering waivers or reductions for low-income housing projects can render such developments economically unfeasible.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Caguas possesses a well-established network of non-housing community development assets that contribute to its economic vitality, public well-being, and cultural identity. The Municipality has invested in public infrastructure and facilities, including a road network, bridges, and public transportation services that enhance mobility and accessibility for residents. Parks, recreational centers, and public plazas play a crucial role in fostering social interaction and cultural engagement. In addition, the city prioritizes sustainability by integrating green spaces, energy-efficient public buildings, and infrastructure projects that promote environmental resilience.

Economic development is a key focus for Caguas, with various initiatives designed to support local businesses and attract investment. The Municipality encourages entrepreneurship by providing financial incentives, training programs, and small business resources to stimulate local economic growth. Industrial and commercial zones have been strategically developed to attract businesses and create employment opportunities. Furthermore, the Municipality leverages its rich cultural and natural assets to boost tourism, particularly through heritage preservation and eco-tourism projects.

The Municipality also places a strong emphasis on education and cultural development, ensuring that residents have access to quality learning opportunities. Schools, vocational training centers, and libraries contribute to workforce development and lifelong learning. Cultural institutions, including museums and historical sites, help preserve and celebrate Caguas' unique heritage, reinforcing civic pride and attracting visitors. These assets not only serve as educational resources but also support the creative economy by fostering artistic expression and cultural events.

Also, Caguas has made significant progress in public services and emergency preparedness. The Municipality maintains healthcare facilities, emergency response units, and disaster mitigation programs to safeguard residents from health crises and natural disasters. Investments in modern technology have improved public safety, municipal management, and citizen engagement, ensuring a more efficient and responsive local government. Environmental sustainability initiatives, such as waste management programs and climate adaptation strategies, further enhance the city's long-term resilience.

Overall, Caguas' non-housing community development assets play a critical role in shaping a sustainable and thriving urban environment. By integrating infrastructure improvements, economic growth initiatives, educational resources, and public safety measures, the municipality continues to enhance the quality of life for its residents while ensuring long-term development and resilience.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	169	169	0	0	0
Arts, Entertainment, Accommodations	4,494	4,494	9	9	0
Construction	2,787	2,787	6	6	0
Education and Health Care Services	11,545	11,545	24	24	0
Finance, Insurance, and Real Estate	2,455	2,455	5	5	0
Information	932	932	2	2	0
Manufacturing	3,971	3,971	8	8	0
Other Services	2,311	2,311	5	5	0
Professional, Scientific, Management Services	6,191	6,191	13	13	0
Public Administration	3,469	3,469	7	7	0
Retail Trade	6,495	6,495	13	13	0
Transportation and Warehousing	1,723	1,723	4	4	0
Wholesale Trade	1,957	1,957	4	4	0
Total	48,499	48,499	--	--	--

Table 41 - Business Activity

Alternate Data Source Name:

American Community Survey 5-Year Estimate

Data Source

Comments:

Labor Force

Total Population in the Civilian Labor Force	52,278
Civilian Employed Population 16 years and over	45,555
Unemployment Rate	12.72
Unemployment Rate for Ages 16-24	25.24
Unemployment Rate for Ages 25-65	7.34

Table 42 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	10,485
Farming, fisheries and forestry occupations	1,660
Service	3,685
Sales and office	11,935
Construction, extraction, maintenance and repair	3,425
Production, transportation and material moving	2,705

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 44 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,605	584	4,310

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	8,585	1,800	6,425
Some college or Associate's degree	10,865	1,505	5,175
Bachelor's degree or higher	18,620	915	4,975

Table 45 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	204	530	635	2,350	6,325
9th to 12th grade, no diploma	544	500	610	1,885	3,035
High school graduate, GED, or alternative	3,210	3,960	4,060	8,875	7,429
Some college, no degree	6,005	3,154	2,325	4,315	2,350
Associate's degree	970	1,980	2,200	3,655	1,295
Bachelor's degree	880	4,700	4,340	8,065	3,815
Graduate or professional degree	75	1,315	1,970	4,120	1,434

Table 46 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 47 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to Table 39, the Municipality of Caguas demonstrates a diverse economic landscape with several prominent employment sectors. Education and Health Care Services is the most significant

sector, employing 11,545 workers, which represents nearly a quarter of the total workforce. Retail Trade follows as the second-largest sector, with 6,495 workers, indicating a robust commercial environment. Professional, Scientific, and Management Services constitute another major employment area, providing jobs for 6,191 workers.

Manufacturing plays a substantial role in the local economy, employing 3,971 workers, while Arts, Entertainment, and Accommodations contribute 4,494 jobs. Public Administration is also a notable sector, with 3,469 workers. Construction supports 2,787 jobs, and Finance, Insurance, and Real Estate provide employment for 2,455 workers. Other significant but smaller sectors include Other Services with 2,311 workers, Wholesale Trade with 1,957 jobs, and Transportation and Warehousing with 1,723 employees.

The Information sector and Agriculture, Mining, Oil & Gas Extraction represent the smallest employment segments, with 932 and 169 workers respectively. Overall, the data reveals a service-oriented economy with strong representation in education, healthcare, retail, professional services, and manufacturing, reflecting a diversified and resilient economic structure in the Municipality of Caguas.

Describe the workforce and infrastructure needs of the business community:

According to Census Business Builder (<https://cbb.census.gov>), the business community in Caguas faces several distinctive workforce and infrastructure challenges that reflect the municipality's economic and demographic landscape. With a total population of 126,239 and a working-age population (25-64 years) of 52.4%, the area has a significant but constrained labor pool. The employment landscape reveals a complex picture, with only 44.7% of the population employed and 49.3% participating in the labor force.

The employment ecosystem is diverse, with educational services, health care, and social assistance emerging as the largest employment sector. Retail trade follows closely while arts, entertainment, recreation, and food services.

Infrastructure and workforce development needs are particularly evident in several key areas. Transportation infrastructure appears crucial, with 93.6% of workers commuting to work, primarily driving alone (79%) and with an average travel time of 30.3 minutes. The relatively low public transportation usage (0.5%) suggests a need for improved public transit options to support workforce mobility and reduce transportation costs.

The economic profile shows a need for workforce upskilling and educational development. While specific educational attainment data is not available, the median household income and poverty rate indicate potential challenges in workforce preparedness and economic opportunity. Businesses may need to invest in training programs, partnerships with educational institutions, and workforce development initiatives to enhance employee skills and productivity.

Vehicle ownership patterns reveal that 46.2% of households have two or more vehicles, while 12.5% have no vehicles, highlighting potential transportation inequities that could impact workforce accessibility.

The municipality's workforce is relatively mature, with a median age of 44.2 years and 22.1% of the population over 65. This demographic structure suggests a need for strategies to retain experienced workers, support aging workforce participation, and develop succession planning approaches for businesses.

The business community shows resilience, with 2,472 employer establishments and an average of 15 employees per employer. However, the quarterly business data indicates some employment challenges, with a slight decline in employment (2.4% year-over-year) and modest job losses. This trend suggests a need for economic development strategies that support business growth, retention, and job creation.

Healthcare and social infrastructure appear robust, with 93.6% of the population having health coverage, which can support workforce stability and employee well-being. However, the high poverty rate and moderate employment levels indicate that comprehensive economic development strategies focusing on education, skills training, and infrastructure improvement will be critical for the municipality's business community.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Caguas' Recovery Plan outlines several public and private sector investments that are expected to impact economic growth, job creation, and business opportunities. Key initiatives include infrastructure reconstruction projects, private sector investments in commercial and industrial areas, and efforts to strengthen workforce development. The plan highlights the municipality's post-disaster recovery strategy, which includes funding for roads, public buildings, and utilities. These improvements seek to enhance the business environment, attract investors, and create employment opportunities.

One of the major economic drivers identified is investment in small and medium-sized enterprises (SMEs), as well as incentives for new businesses. Programs supporting entrepreneurship and local commerce are designed to stimulate business growth while increasing local employment. In addition, revitalization efforts in key commercial districts are expected to attract new industries and increase consumer activity.

Workforce development is a critical need stemming from these investments. The report highlights the importance of skills training programs to prepare the local workforce for new job opportunities, particularly in construction, technology, and service sectors. Partnerships with educational institutions and vocational training centers are essential to align workforce skills with industry demands.

Infrastructure development is another priority, with projects aimed at improving transportation, utilities, and public facilities. The expansion and modernization of roadways and communication networks will improve connectivity, making Caguas more attractive for businesses and investors. Also, investments in resilient infrastructure will mitigate the impact of future natural disasters, ensuring economic stability.

Overall, these economic and infrastructure changes present opportunities for growth but also require strategic planning to address workforce training, business support, and infrastructure resilience.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce needs of Caguas-Guayama reflect a connection between economic recovery and human capital development. The job market projections reveal a landscape dominated by entry-level positions across service and retail sectors, with most opportunities requiring minimal educational credentials. Retail sales, security services, and personal care emerge as the most promising growth areas, with projected job increases ranging from 18.80% to 29.93% between 2020 and 2030.

The municipal workforce faces challenges, with modest wage ranges typically between \$8.50 and \$12.47 per hour, indicating a need for comprehensive skill development strategies. The recovery plan's focus on infrastructure reconstruction, small and medium enterprise support, and workforce development presents a timely opportunity to address these limitations. Key sectors like construction, technology, and service industries offer potential pathways for economic transformation.

Strategic workforce development must prioritize creating flexible, responsive training programs that align with emerging job markets. This includes developing vocational training initiatives focused on retail management, security operations, customer service, and basic technological skills. The substantial gap between working-age population (52.4%) and current employment rates (44.7%) suggests significant untapped potential for workforce improvement.

Partnerships between educational institutions, vocational training centers, and local businesses will be crucial in bridging skills gaps. The primary goal should be creating career pathway programs that enable workers to acquire additional credentials, transition to higher-paying positions, and develop transferable skills across multiple industries. By focusing on short-term, adaptable training models, Caguas can effectively prepare its workforce for the evolving economic landscape.

The recovery plan's emphasis on infrastructure investment and business support provides a foundational framework for workforce development. Targeted interventions that combine skill training, entrepreneurship support, and strategic economic planning can help transform the current employment challenges into opportunities for sustainable economic growth and individual advancement.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The current workforce training initiatives included in the Puerto Rico Unified State Plan (WIOA) emphasize local economic integration, workforce alignment with market demands, and partnerships with educational institutions, community colleges, and technical schools. The strategy includes promoting collaboration through programs such as Job Corps, YouthBuild, tied to local economic activities. American Job Centers (AJCs) (Centros de Gestion Unica), play a critical role in delivering targeted workforce development services, providing job seekers with comprehensive resources tailored to regional employment landscapes. The San Juan center serves as hub for skill enhancement and are closely linked to industries like technology, agriculture, and service sectors, creating a more adaptable workforce prepared for evolving local economic needs. The center is located at: 6to Piso, Consolidated Medical Plaza, 201 Gautier Benitez Ave., Caguas.

Educational institutions, including community colleges and technical schools, form the backbone of Puerto Rico's strategy to create a job-driven education and training system. The WIOA State Board coordinates closely with the Puerto Rico Department of Education's State Board for Career and Technical Education to implement effective career pathways that align educational offerings with industry demands. Initiatives such as Registered Apprenticeship programs play a pivotal role, providing practical, hands-on training that directly meets industry requirements. These apprenticeship and pre-apprenticeship programs are essential for fostering workforce readiness and ensuring seamless transitions from education to employment.

These workforce training efforts support the jurisdiction's Consolidated Plan, particularly by enhancing opportunities for employment and economic stability, aligning closely with the goals of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG). Specifically, training initiatives equip residents with the necessary skills to participate in and benefit from affordable housing construction projects funded by HOME, support economic development initiatives through CDBG, and prepare vulnerable populations, including those served by ESG program, with job skills for sustainable employment, thus promoting economic self-sufficiency and community resilience.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

Caguas' non-housing community development assets, economic landscape, and workforce initiatives collectively support the municipality's long-term growth and resilience. Investments in infrastructure, economic development, and public services create a foundation for business activity and employment opportunities. The labor market reflects a service-oriented economy, with education, healthcare, retail, and professional services playing a dominant role. Despite workforce challenges such as unemployment and skills gaps, strategic workforce development initiatives seek to align training with industry needs, supporting both business expansion and job creation. Infrastructure improvements, including transportation and public facility upgrades, further enhance economic potential by attracting investment and fostering mobility. The Municipality's commitment to sustainability, education, and workforce preparedness underscores its proactive approach to economic stability and community well-being. Through targeted initiatives, Caguas continues to strengthen its economic position while ensuring a high quality of life for residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

To determine the areas with the concentration of housing problems, we used the information from data.census.gov maps tools. Taking into consideration the large number of low-income persons in Caguas, a definition of concentration must include the areas with extreme housing problems and not the median values. For each of the housing problems we established a definition of concentration based on the individual values of each problem.

We have defined concentration as:

- Substandard Housing- Census tracts where 5.7% or more of the household's lacks kitchen or 3.3% or more lacks plumbing facilities in accordance with ACS DP04 data.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

No racial concentration exceeding the 10% threshold exists in the Municipality.

What are the characteristics of the market in these areas/neighborhoods?

According to the ACS DP04 Census data table, the following characteristics are present in the areas/neighborhoods lacking complete plumbing facilities:

Cañaboncito

- 3,436 persons
- Median Income \$24,056
- Total Housing Units 1,566
- Lack of Health Insurance 9.4%
- Elderly population 24.5%
- Below poverty level 38.8%
- Homeownership Rate 73.1 % (versus 68.2 % in Caguas)

Urb. Delgado

- 1,449 persons
- Median Income \$10,497
- Total Housing Units 727
- Lack of Health Insurance 5.7%

- Elderly population 13.4%
- Below poverty level 80.0%
- Homeownership Rate 23.1 % (versus 68.2 % in Caguas)

La Ramba

- 4,634 persons
- Median Income \$21,842
- Total Housing Units 2,147
- Lack of Health Insurance 6.0%
- Elderly population 19.3%
- Below poverty level 41.1%
- Homeownership Rate 69.2 % (versus 68.2 % in Caguas)

According to the ACS DP04 Census data table, the following characteristics are present in the areas/neighborhoods lacking of complete kitchen facilities:

Southeast Downton

- 1,954 persons
- Median Income \$10,536
- Total Housing Units 1,108
- Lack of Health Insurance 2.0%
- Elderly population 11.6%
- Below poverty level 72.0%
- Homeownership Rate 16.6 % (versus 68.2 % in Caguas)

Are there any community assets in these areas/neighborhoods?

See Below.

Are there other strategic opportunities in any of these areas?

Other strategic opportunities in Caguas in Cañaboncito, Urb. Delgado, and La Ramba, primarily residential zone, require community-centric development. Improving residential areas involves more than basic maintenance; it demands planning, including establishing pocket parks and community gardens, addressing housing through affordable initiatives, and creating safe, well-lit public spaces. Supporting local businesses entails micro-loan programs, vocational training aligned with local demands, and community markets showcasing local products. Enhancing community services means expanding healthcare access via clinics and mobile services, providing youth programs, improving public transportation, and bridging the digital divide through literacy initiatives.

Downtown Caguas, encompassing the Southwest and Southeast sectors, holds potential for cultural and economic revitalization. Developing cultural districts requires dedicated spaces for arts, regular events, and promoting Caguas's heritage through museums and tours. Attracting businesses involves tax incentives, mixed-use development, and attracting tech companies with co-working spaces. Urban aesthetics and pedestrian-friendly spaces are crucial, necessitating walkable infrastructure, beautified public spaces, and restored historic buildings. Caguas's strong cultural interest presents a unique advantage, allowing these areas to become cultural hubs that draw in both residents and tourists.

Canaboncito Community Assets

The Cañaboncito barrio represents one of the most extensively developed and populated areas within the Municipality of Caguas, serving as home to numerous residential communities and benefiting from a robust network of community assets. Cañaboncito Barrio offers residents a sparse suburban feel, with most residents owning their homes and many young professionals choosing to live in the area. The barrio encompasses diverse residential developments including established urbanizations such as Urbanización Estancias Degetau and Urbanización Bonneville Manor, as well as newer communities like Villa del Rey, Jardines de San Carlos, and Sector Villa Carmen.

The Cañaboncito area benefits from local educational facilities, including Escuela Oscar L. Bunker, which serves the community directly within Cañaboncito Barrio. This local school provides accessible elementary education for neighborhood children, reducing transportation barriers and strengthening community connections.

The Cañaboncito area features several local parks and recreational facilities that serve the diverse residential communities. Parque Bonneville Manor serves as a central community gathering space, providing residents with accessible green space for recreation and community activities.

Athletic facilities include Cancha Carmen Iris Pagán Colón, a sports pitch that serves the local community, and Parque Turabo Gardens, another recreational pitch facility within the barrio. Additional facilities include Parque Elsie Leonor Morales Gittens and Parque José Díaz Tirado, creating a network of recreational spaces throughout the area.

Centro Comunal El Valle serves as a community center within the broader Cañaboncito area, providing space for community meetings, social events, and local programming that strengthens neighborhood connections and civic engagement.

While maintaining its distinct neighborhood character, Cañaboncito residents benefit from proximity to central Caguas assets. The area is approximately 2-3 kilometers from major municipal facilities including Parque Yldefonso Solá Morales baseball stadium, the Caguas Museum of Tobacco, and the Cathedral Dulce Nombre de Jesús.

Delgado and La Ramba Community Assets

The La Ramba and Delgado neighborhoods are located in the northeastern side of Downtown Caguas. Residents of both neighborhoods benefit from Caguas' educational foundation. The municipality hosts significant educational institutions including Dr. Juan José Osuna High School and Escuela Libre de Música - Antonio S. Paoli. Due to the fact that they are located within the historical downtown area residents has access to significant cultural assets including Museum, Plazas, theaters and other cultural activities. The community benefits from access to Parque Yldefonso Solá Morales, a baseball stadium in Caguas that serves as home field for the Criollos de Caguas and has a capacity of 10,000 people.

Both neighborhoods benefit from Caguas' strategic location and transportation infrastructure. The municipality serves as a commuter town with an average commute time of 30.5 minutes and is located approximately 30 minutes from both the eastern and northern coastlines.

The La Ramba and Delgado neighborhoods, while maintaining their distinct residential character, are integral parts of a community that offers substantial assets for family development, education, cultural enrichment, and economic opportunity. The combination of natural beauty, cultural heritage, educational resources, and economic infrastructure creates a foundation for community resilience and growth, even as residents and community leaders work together to address ongoing challenges and build stronger, safer neighborhoods for all families.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to ACS data (S2801), the landscape of broadband internet access for low-income households in Caguas reveals a complex picture of digital connectivity. Among households earning less than \$20,000 annually, which total 18,533, there is a notable digital engagement despite economic constraints. Approximately 12,982 of these low-income households maintain a broadband internet subscription, representing about 70% of this economic segment.

The device ownership data demonstrates significant technological penetration, even among financially constrained households. Smartphones are particularly prevalent, with 41,702 households possessing these devices, while 26,864 households have desktop or laptop computers, and 21,948 have tablets or portable wireless computers. This device diversity suggests that digital access is not entirely blocked by income limitations.

However, a critical challenge emerges with the 5,441 low-income households completely without internet subscription. This represents nearly 30% of households in this income bracket, indicating a substantial digital divide that requires targeted intervention. The high smartphone ownership suggests that mobile data plans might be a more accessible entry point for internet connectivity, which is reflected in the 40,233 total households using cellular data plans.

The connectivity landscape is further nuanced by the various internet access methods. Beyond cellular plans, 22,748 households access broadband through cable, fiber optic, or DSL networks, while 4,940 utilize satellite internet services. These multiple access routes provide potential strategies for expanding internet availability to unconnected households.

The neighborhoods with broadband needs are:

1. Cañaboncito – Population 3,436, Housing Units 1,566
2. Borinquen – Population 4,611, Housing Units 1,994
3. Pueblo – Population 2,209, Housing Units 1,327
4. Turabo Gardens II- Population 3,080, Housing Units 1,515

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The broadband internet market in Caguas demonstrates a relatively diverse but somewhat concentrated provider ecosystem. According to BroadbandNow.Com data reveals 20 different internet service providers operating in Caguas, with varying levels of availability and technological capabilities. However, the actual competitive landscape suggests some nuanced challenges in true market competition.

Coverage and availability vary significantly across providers. While some providers like HughesNet and Starlink offer 100% coverage through satellite connections, others have more limited reach. Claro Internet and Liberty Cablevision provide fiber and cable options with around 78-83% availability, which indicates some robust infrastructure. Fixed wireless providers like AeroNet, Neptuno, and IP Solutions offer widespread coverage ranging from 84.8% to 91.9%, providing alternative connectivity options.

Speed offerings present another dimension of potential competition. Most providers offer speeds ranging from 50 Mbps to 1 Gbps, with Claro Internet, Liberty Cablevision, and Natural GC offering top-tier 1 Gbps speeds. However, the actual competitive pressure is somewhat mitigated by the limited fiber infrastructure, which covers only about 32.9% of the area. This suggests that while multiple providers exist, truly high-speed options might be constrained.

While the presence of 20 providers might initially suggest robust competition, the granular data reveals a more nuanced picture. The market would likely benefit from increased infrastructure investment, particularly in fiber networks, and potentially from policies encouraging more comprehensive coverage by existing or new providers to enhance true consumer choice and competitive pricing.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Municipality of Caguas faces several intensifying natural hazard risks associated with climate change, as documented in their Municipality's Hazard Mitigation Plan. The Municipality's geographic configuration, characterized by a mountainous interior and alluvial valley, creates inherent vulnerabilities that climate change is expected to amplify. Rising temperatures have led to a moderate probability of extreme heat events throughout the region, which puts strain on water resources and creates health risks for vulnerable populations.

Climate change is also projected to alter precipitation patterns, increasing both the frequency and intensity of extreme rainfall events. This change directly heightens Caguas's already high vulnerability to flooding across the municipality. The plan indicates significant concern about this growing flood risk in conjunction with climate change impacts.

The combination of increased rainfall intensity and the municipality's topography also exacerbates landslide risks, particularly in the neighborhoods of Bairoa, Beatriz, Cañaboncito, Río Cañas, Tomás de Castro San Antonio, and San Salvador. In addition, the Municipality remains susceptible to intensified strong winds associated with more powerful hurricanes and tropical storms—a particular concern as climate change potentially alters storm patterns and intensity in the Caribbean region. These combined climate-related hazards create a complex risk profile for Caguas that requires comprehensive mitigation strategies to protect infrastructure, housing, and vulnerable populations.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There is no specific data regarding the vulnerability of low- and moderate-income households to climate change-related risks in Caguas. However, housing statistics show 57,739 housing units with an 84.22% occupancy rate (48,629 occupied units). These figures lack correlation with socioeconomic factors that would identify which households face the greatest climate-related hazards.

The Municipality's Hazard Mitigation Plan indicates that 2,622 people live within high and maximum landslide danger zones, and the entire population is exposed to strong wind risks, but without income-level analysis, it's impossible to determine how these physical vulnerabilities intersect with economic vulnerabilities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following is a summary of the Strategic Plan for 2025-2029:

- Caguas identified two target areas: (1) Low-Income Geographic Areas for place-based investments and (2) Areas based on individual eligibility to reach low-income residents not concentrated in specific neighborhoods.
- The Plan identifies high-priority needs: adequate and affordable housing, homelessness services, supportive services, public facilities, and planning. Lower priority needs include public improvements and economic development.
- Market analysis revealed housing cost burdens and undersupply of small rental units. Key influences include severe housing cost burdens for renters and special needs populations, insufficient supply, and demand mismatches.
- Over five years, Caguas expects to receive about \$12.75 million in federal funds: \$8.48M in CDBG, \$3.52M in HOME, and \$745K in ESG. Funds will address housing, homelessness, public infrastructure, and services. Caguas will leverage municipal resources, nonprofit partnerships, and public assets to maximize impact and meet matching requirements.
- Led by the Planning Office, the Plan will be executed with support from nonprofits, public agencies, and regional entities.
- Caguas aims to assist over 6,200 families with affordable housing, emphasizing extremely and low-income households. Other goals include reducing homelessness, improving public facilities, supporting economic development, and delivering public services. The Plan aligns funding with anticipated outcomes to support comprehensive community development.

- Caguas supports PRPHA's UFAS Accessibility Plan, targeting annual unit certifications. Resident engagement will expand through strengthened resident councils, training, and program involvement.
- The appendix outlines specific strategies to address barriers such as zoning, construction costs, and limited land.
- The CoC PR-503 strategy includes outreach, emergency shelter, and permanent housing solutions.
- The Plan links housing, economic development, and social services to reduce poverty. Investments in homeownership, business development, and education aim to build assets and reduce dependency. Section 3 compliance ensures local job creation and economic opportunity for low-income residents.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Municipality of Caguas
	Area Type:	Comprehensive-Citywide
	Other Target Area Description:	Comprehensive-Citywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries for the Caguas Citywide geographic priority area are contiguous with the official jurisdictional limits of the Municipio Autónomo de Caguas. This zone encompasses the entirety of the municipality, including its diverse areas of urban, suburban, and rural <i>barrios</i>. As a major regional hub in Puerto Rico's central-eastern region, Caguas features a dense urban core, sprawling residential communities, significant commercial corridors, and vast rural areas. This citywide designation was established not to target a specific neighborhood, but to provide the municipality with the flexibility to address pressing needs and implement strategic projects that benefit its low- and moderate-income (LMI) residents, regardless of where they reside. This approach acknowledges that certain challenges, such as economic opportunity, public health, and access to essential services, are not confined to specific census block groups. By defining the entire municipality as a priority area, the plan allows for investments in infrastructure, public facilities, and economic development initiatives that may be located in non-LMI areas but are designed to principally serve and provide measurable benefits to the LMI population across Caguas. This strategy ensures a holistic and integrated approach to community development, promoting equity and access for all residents.

Include specific housing and commercial characteristics of this target area.	The housing and commercial landscape of the Caguas Citywide zone is diverse, reflecting its status as a major metropolitan center. The housing stock ranges from historic single-family homes and high-density public housing projects in the urban core to modern, master-planned suburban communities and informal, self-built housing in rural <i>barrios</i>. There is a significant presence of both owner-occupied homes and rental properties, including a large number of walk-up apartment buildings constructed in the latter half of the 20th century. The commercial characteristics are equally varied. The urban center and major highways like PR-1 and PR-52 host a wide array of businesses, including large shopping centers, national chain retailers, financial institutions, and professional offices. In contrast, smaller neighborhood commercial nodes and rural areas are typically served by local businesses such as <i>colmados</i>, bakeries, and small service providers. The municipality also contains several industrial parks, like the Caguas West Industrial Park, which house manufacturing, pharmaceutical, and logistics companies. This mix of residential and commercial development presents both opportunities for integrated growth and challenges related to traffic congestion, infrastructure strain, and equitable distribution of commercial services and amenities across the entire jurisdiction.
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How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The designation of the entire municipality as a priority area was a direct outcome of consultation and citizen participation processes. During public hearings, community meetings, and stakeholder focus groups, a consistent theme emerged that many of the most critical needs facing low- and moderate-income residents are systemic and transcend the boundaries of individual neighborhoods. Participants from various <i>barrios</i> spoke of shared challenges, including the lack of well-paying jobs, the high cost of transportation, the need for resilient public utilities, and the desire for accessible, high-quality public services such as healthcare and senior centers. Stakeholders from the non-profit and business sectors emphasized the importance of citywide economic development strategies to create a healthier overall business climate, which in turn generates employment opportunities for LMI persons. It became clear that limiting investments to only HUD-defined LMI block groups would prevent the municipality from addressing the root causes of economic distress and service deficiencies. For example, funding a job training center or a major infrastructure project that serves the entire population, but is structured to prioritize LMI employment and access, was identified as a more impactful strategy than multiple, smaller-scale neighborhood projects. This feedback led to the creation of the Citywide zone to enable broad-based, high-impact projects.
Identify the needs in this target area.	The primary needs identified for the Caguas Citywide area are systemic and focus on improving economic resilience, public infrastructure, housing and the overall quality of life for low- and moderate-income residents.

	What are the opportunities for improvement in this target area?	The Caguas Citywide designation creates opportunities for strategic, large-scale improvements that can generate widespread benefits. A primary opportunity lies in leveraging Caguas’s position as a regional economic hub to attract new investment and foster innovation. There is a substantial opportunity to implement public-private partnerships (PPPs) for major capital projects, such as improving public transportation, developing renewable energy sources, or revitalizing commercial corridors, thereby maximizing the impact of public funds. Another key opportunity is to develop and expand citywide social programs. This could include launching a comprehensive workforce development initiative in partnership with local universities and industries, creating a small business incubator to support local entrepreneurs, or establishing a centralized system to connect vulnerable residents with health and housing services.
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	Are there barriers to improvement in this target area?	Despite the opportunities, several barriers to improvement exist within the Caguas Citywide area. The most significant barrier is the persistent economic fragility of the region, characterized by high unemployment and a reliance on industries that may be susceptible to global market shifts. Securing the substantial financial resources required for large-scale infrastructure projects is a major challenge, as municipal budgets are constrained and competition for federal and state funding is intense. A further barrier is the complex and often slow-moving bureaucratic process associated with planning, permitting, and executing major projects, which can lead to delays and increased costs. The fragmented nature of land ownership and, in some cases, unclear property titles can also complicate land assembly for public works or economic development initiatives. Another challenge is ensuring that the benefits of citywide projects genuinely reach the intended low- and moderate-income populations. Without careful planning and strict oversight, there is a risk that large investments could primarily benefit more affluent residents or private developers, failing to address the core issues of equity and access. Finally, the ongoing threat of natural disasters requires that all improvement projects incorporate costly resilience and mitigation measures, adding another layer of complexity and financial burden to any development effort.
2	Area Name:	Caguas Low Income
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

Identify the neighborhood boundaries for this target area.	The Caguas Low Income priority zone is not a single, contiguous neighborhood but is instead a geographic designation composed of numerous non-contiguous census block groups throughout the municipality. The boundaries of this zone are precisely defined by data from the U.S. Department of Housing and Urban Development (HUD), which identifies specific block groups where at least 51% of the resident population qualifies as low- or moderate-income. This data-driven approach allows the municipality to target its resources to the areas of most concentrated need. These areas are geographically dispersed and are located within multiple <i>barrios</i> of Caguas. Key areas included in this zone are, but are not limited to: Block Groups 1 and 4 of Census Tract 2001 , Block Group 1 of Census Tract 2002 , Block Groups 2 and 3 of Census Tract 2003.04 , Block Groups 1 and 2 of Census Tract 2009 , multiple block groups within Census Tract 2012 , Block Groups 1 and 2 of Census Tract 2016 , and Block Group 1 of Census Tract 2027.02. By creating this composite zone, the municipality can channel investments directly into the specific residential pockets that exhibit the highest levels of economic distress, ensuring that funds are used efficiently to benefit the most vulnerable households.
Include specific housing and commercial characteristics of this target area.	The housing and commercial characteristics of the Caguas Low Income zone are indicative of areas with significant economic challenges. The housing stock is generally older and often consists of modest, single-family concrete homes, many of which were self-built over generations and may not conform to modern building codes. There is also a prevalence of older, low-rise multifamily apartment buildings. A significant portion of the housing is in need of repair and rehabilitation, with common issues including deteriorating roofs, structural deficiencies, and outdated electrical and plumbing systems. Deferred maintenance is a visible characteristic, often due to the limited financial capacity of homeowners. Commercial activity within these block groups is typically sparse and localized.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The formal designation of the Low Income zone was driven by HUD data, but the specific needs and priorities within these areas were defined and validated through robust citizen participation. During community consultations, residents from these specific block groups provided compelling, firsthand testimony that brought the statistics to life. They spoke of deteriorating housing conditions, the prevalence of abandoned and blighted properties that create safety hazards, and the poor state of local infrastructure, such as crumbling sidewalks, inadequate street lighting, and localized flooding due to clogged storm drains. Many participants expressed a feeling of being "left behind" and articulated a clear demand for direct investment in their immediate physical surroundings. For instance, homeowners requested assistance with critical home repairs they could not afford, while community leaders highlighted the urgent need for safe recreational spaces for children. The feedback was specific and place-based, directly correlating with the areas identified by the HUD data. This ground-truthing process was invaluable; it confirmed that the data accurately reflected on-the-ground reality and ensured that the subsequent needs assessment was rooted in the lived experiences and expressed priorities of the residents themselves, solidifying these block groups as a high-priority target area.
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	Identify the needs in this target area.	The needs within the Caguas Low Income zone are concentrated and directly related to the physical and social environment of the neighborhoods. The most critical need is for housing rehabilitation. A large number of housing units require significant repairs to be considered safe, decent, and sanitary, including roof replacement, structural stabilization, and mitigation of code violations. Related to this is a pressing need for blight removal and code enforcement to address vacant and dilapidated properties that negatively impact property values and public safety. Secondly, there is a significant need for infrastructure improvements at the neighborhood level. This includes repairing or replacing broken sidewalks to ensure accessibility for the elderly and persons with disabilities, improving street lighting to deter crime, and upgrading local stormwater drainage systems to mitigate frequent flooding. A third primary need is the creation and enhancement of community facilities. Residents lack access to safe and well-maintained public spaces, creating a need for investment in local parks, playgrounds, and community centers that can serve as hubs for social, recreational, and educational activities. Finally, there is a need for localized economic support to bolster the small businesses that operate within these zones and to foster micro-enterprise opportunities for residents.
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What are the opportunities for improvement in this target area?	Targeting the Caguas Low Income zone provides distinct opportunities for high-impact, neighborhood-level improvements. The most significant opportunity is to implement a comprehensive housing rehabilitation program, offering grants and low-interest loans to income-eligible homeowners to perform critical repairs. This would not only improve the quality of life for individual families but also visibly upgrade the entire neighborhood, stimulating pride of ownership and stabilizing property values. There is a clear opportunity to address blighted properties through strategic acquisition, demolition, and redevelopment, converting vacant lots into new affordable housing, community gardens, or pocket parks. Another key opportunity lies in focusing public works investment on these specific areas. By concentrating on repairing sidewalks, upgrading streetlights, and improving local drainage, the municipality can make a tangible difference in the daily lives and safety of residents. Furthermore, there is an opportunity to empower residents through the revitalization of community facilities. Investing in a local park or community center can create a focal point for neighborhood life and a venue for delivering essential social and educational services directly within the community. Supporting the existing micro-businesses in these areas with small grants or technical assistance can also foster grassroots economic development and create local jobs.
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Are there barriers to improvement in this target area?	While the opportunities for improvement in the Caguas Low Income zone are significant, they are met with several challenging barriers. One of the most pervasive barriers is the complexity of property ownership. Many properties have unclear titles or are part of unresolved family inheritances (sucesiones), making it legally difficult for residents to apply for housing rehabilitation assistance or for the municipality to take action on abandoned properties. A second major barrier is the limited financial capacity of the residents themselves. Even with assistance programs, homeowners may lack the resources to cover matching funds or temporary relocation costs during construction. The concentration of poverty also limits the potential for private investment, as these neighborhoods are often perceived as high-risk with a low potential for return, making it difficult to attract private developers for infill housing or commercial projects. The non-contiguous, scattered-site nature of the block groups presents a logistical challenge for implementing improvement projects efficiently, as work crews and resources must be mobilized across different parts of the city rather than in one concentrated area. Finally, deep-seated social challenges and a potential mistrust of government programs can be a barrier to participation, requiring intensive community outreach and engagement to build the trust necessary for successful program implementation.
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Municipality has established two distinct target areas to effectively allocate resources and implement revitalization efforts in accordance with program requirements:

1. Low-Income Geographic Areas

These areas have been designated based on concentration of low-income households throughout the jurisdiction. Within these geographic areas, projects and activities may qualify for funding based on the

area's overall income characteristics (51% or more low income), allowing for broader implementation of community development activities. The concentration of resources in these low-income areas allows for strategic investment and creates opportunities for coordinated revitalization efforts that can address multiple community needs simultaneously, maximizing impact and leveraging additional resources.

2. Individual Eligibility Areas

The second target area encompasses portions of the jurisdiction that do not qualify as low-income areas but where low-income individuals and families still reside. In these areas, projects must qualify based on the individual eligibility of the beneficiaries rather than the geographic characteristics of the area.

This approach ensures that low-income residents throughout the entire jurisdiction have access to program benefits, regardless of where they live. Activities in these areas typically include direct assistance programs where each recipient's eligibility must be verified, such as housing rehabilitation assistance, homebuyer programs, and public services targeted to specific eligible populations.

By establishing these two complementary target areas, the Municipality ensures comprehensive coverage of the jurisdiction while prioritizing concentrated investment in the areas of greatest need, in alignment with the goals and objectives outlined in the Consolidated Plan.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Adequate Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Comprehensive-Citywide Caguas Low Income
	Associated Goals	Housing Assistance
	Description	Ensure access to safe, affordable, and quality housing for all residents by preserving existing housing stock, increasing the supply of affordable units, and promoting sustainable development.

	Basis for Relative Priority	The need assessment section clearly identifies the need for adequate and affordable housing.
2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Comprehensive-Citywide Caguas Low Income
	Associated Goals	Housing Assistance
	Description	Expand and sustain the availability of affordable housing options for low- and moderate-income households through development, preservation, and financial assistance programs.

	Basis for Relative Priority	The need assessment section clearly identifies the need for adequate and affordable housing.
3	Priority Need Name	Provision Services, Shelter and Housing Homeless
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Comprehensive-Citywide Caguas Low Income
	Associated Goals	Homeless Assistance
	Description	There is a need for the provision of economic assistance, rapid rehousing, prevention, shelter, outreach and other assistance for the homeless. Sections NA-40 and MA 30 identifies the needs.

	Basis for Relative Priority	There is a need for the provision of economic assistance, rapid rehousing, prevention, shelter, outreach and other assistance for the homeless. Sections NA-40 and MA 30 identifies the needs.
4	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Caguas Low Income
	Associated Goals	Public Facilities and Improvements
	Description	There is demonstrated need for adequate public facilities and infrastructure.
	Basis for Relative Priority	See sections NA-40 and MA-30 for a description of the capital Improvement needs for infrastructure.
5	Priority Need Name	Services for those with needs
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Comprehensive-Citywide Caguas Low Income
	Associated Goals	Public Services
	Description	The City's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and those with special needs.
	Basis for Relative Priority	The need assessment section shows extreme needs for public services for all segments of the population especially those with special needs.
6	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Comprehensive-Citywide Caguas Low Income
	Associated Goals	Address Community and Economic Development Needs
	Description	Economic Development is an activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services.
	Basis for Relative Priority	A diverse range of economic and community development activities benefiting low-income persons or low-income communities were determined to be a high priority based on the need for assistance to private, for-profit businesses necessary to strengthen communities by creating and retaining jobs.
7	Priority Need Name	Planning and Administration
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Comprehensive-Citywide Caguas Low Income
Associated Goals	Planning and Administration
Description	Administration funding provides staffing and overall program management, coordination, monitoring, and evaluation of the CPD programs.
Basis for Relative Priority	Proper planning and administration is key to achieving program goals.

Narrative (Optional)

The consolidated plan identifies adequate and affordable housing as critical priorities to address the needs of diverse populations in Caguas, including low- and moderate-income households, large families,

the elderly, and individuals facing homelessness or other vulnerabilities. Adequate housing efforts focus on ensuring access to safe, affordable, and quality living conditions through rental assistance, homeownership programs, and the development of new housing units. Affordable housing initiatives seeks to expand the supply of cost-accessible housing through development, preservation, and financial support, ensuring long-term stability for residents. Both priorities are reinforced by a strong need assessment that underscores the demand for sustainable housing solutions, particularly for vulnerable groups such as individuals with disabilities, victims of domestic violence, and persons with chronic conditions.

Beyond housing, the plan emphasizes additional high-priority needs, including supportive services, economic development, and infrastructure improvements. Addressing homelessness through shelter provisions, rapid rehousing, and outreach services is a key focus, as identified in sections NA-40 and MA-30. Public facilities and infrastructure restoration, especially in the aftermath of Hurricane Maria and Hurricane Fiona, are essential to improving community resilience. Moreover, economic development initiatives aim to support business growth and job creation, strengthening local economies in low-income areas.

Finally, planning and administration efforts ensure effective implementation and monitoring of these initiatives, reinforcing the city's commitment to sustainable development and improved quality of life for its residents.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to Table 7, there are 2,315 renter's households that are facing severe cost burden and are in need of rental assistance.
TBRA for Non-Homeless Special Needs	Among the non-homeless persons, there are 2,966 households experience a severe housing cost burden, meaning they allocate more than 50% of their income toward housing expenses.
New Unit Production	According to the Census Bureau ACS 2023 tables S2501 and S2504, the housing supply and demand in the market reveals significant mismatches in both unit size and tenure. The data shows that there is an undersupply of smaller rental units relative to the demand.
Rehabilitation	According to Table 7, there are 275 owner's households that are living in substandard housing and are in need of rehabilitation assistance.
Acquisition, including preservation	According to Table 7, a substantial portion of both renters and homeowners struggle with excessive housing costs. Specifically, 2,315 renter households and 2,819 homeowner households spend more than half of their income on housing.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Municipality of Caguas will have access to significant federal funding for its 2025-2029 Consolidated Plan Program through three major grant programs administered by the U.S. Department of Housing and Urban Development (HUD). These resources will enable Caguas to address critical community needs related to housing, infrastructure, economic development, and services for vulnerable populations.

In the first year of the Consolidated Plan, Caguas will receive \$1,686,988 through the Community Development Block Grant (CDBG) program. This funding source supports a wide range of activities including acquisition, planning, economic development initiatives, housing programs, public improvements, and essential services. The CDBG program specifically targets projects that benefit low and moderate-income residents, helping ensure decent housing and suitable living environments while expanding economic opportunities. Over the remaining four years of the plan, Caguas expects to receive approximately \$6,747,952 in additional CDBG funding.

The HOME Investment Partnerships Program represents another vital resource, with \$733,822.90 allocated for the first year and an estimated \$2,935,291.60 for the remainder of the plan period. As the largest federal block grant focused exclusively on creating affordable housing for low-income households, HOME funds can support a variety of housing initiatives. These include homebuyer assistance programs, homeowner rehabilitation projects, multifamily rental construction or rehabilitation, and tenant-based rental assistance (TBRA). The program encourages partnerships with local nonprofit organizations to maximize impact.

The third funding source is the Emergency Solutions Grants (ESG) program, which provides \$149,133 in the first year and approximately \$596,532 over the following four years. ESG funding specifically addresses homelessness through multiple approaches: street outreach to engage homeless individuals and families, improving emergency shelters, supporting shelter operations, providing essential services to residents, rapidly re-housing homeless individuals and families, and implementing homelessness prevention initiatives.

These HUD programs will provide Caguas with an aggregate \$2,569,944 in the first year of the Consolidated Plan and an estimated \$12,849,719.50 over the full five-year period. This combined funding of approximately \$12.84 million will enable the Municipality to make strategic investments that address pressing community needs while helping vulnerable residents achieve greater stability and opportunity.

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	1,686,988	0	0	1,686,988	6,747,952	The Community Development Block Grant (CDBG) provides annual grants on a formula basis to the Municipality to undertake activities that provide decent housing and a suitable living environment, and to expand economic opportunities, principally for low- and moderate-income persons. The funds are provided by the U.S. Department of Housing and urban Development (HUD)
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	733,823	0	0	733,823	2,935,292	The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The funds are provided by the U.S. Department of Housing and urban Development (HUD)

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	149,133	0	0	149,133	596,532	The Emergency Solutions Grants Program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families/individuals from becoming homeless. The funds are provided by the U.S. Department of Housing and urban Development (HUD)
Section 8	public - federal	TBRA	8,307,421	0	0	8,307,421	33,229,684	The Housing Choice Voucher Program (also known as Section 8) helps low-income families, elderly persons, veterans and disabled individuals afford housing in the private market. Program participants can choose any eligible housing unit, including single-family homes, townhouses, and apartments, with rent partially covered by a subsidy paid directly to the landlord.

Table 51 - Anticipated Resources

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 Caguas will align its federal funding allocations with its municipal budget to maximize the impact of its 2025-2029 Consolidated Plan. The Community Development Block Grant (CDBG) funding will be integrated into ongoing municipal efforts to improve infrastructure, economic development, and essential services for low- and moderate-income residents. Caguas' municipal budget

includes allocations in public facilities, road improvements, and workforce development initiatives, ensuring that CDBG-funded projects are effectively implemented and sustained. In addition, planning and administrative costs covered by CDBG funds will help coordination between municipal departments and community stakeholders, maximizing efficiency and impact.

The HOME Investment Partnerships Program will be leveraged alongside municipal housing initiatives to expand affordable housing options. The Municipality will satisfy the 25% matching requirement for HOME funds by utilizing local resources, including municipal land, cash contributions, and in-kind support. Further, partnerships with nonprofit organizations and private developers will provide additional matching contributions, ensuring a sustainable pipeline of homeownership assistance, rehabilitation projects, and rental housing development. The Municipality's budget allocations for housing and urban development will enhance the effectiveness of HOME-funded projects, increasing access to quality, affordable housing for low-income residents.

The Emergency Solutions Grants (ESG) program will be integrated with municipal social service initiatives aimed at addressing homelessness. The Municipality will meet the ESG matching requirements through local funding sources, including contributions from social service agencies, charitable organizations, and in-kind support such as emergency shelter facilities, case management services, and donated supplies. Also, partnerships with nonprofit organizations specializing in homeless assistance will provide further financial and service-based contributions. By aligning ESG funds with municipal resources dedicated to homelessness prevention and rapid rehousing, Caguas will enhance its ability to provide critical support services and housing stability programs for vulnerable populations.

Accordingly, the Municipality of Caguas will leverage its federal funding allocations by integrating them with its municipal budget and fostering partnerships with nonprofits and private entities. By utilizing a combination of local resources, financial contributions, and in-kind support, the Municipality will maximize the effectiveness of these federal investments, strengthening economic opportunities and improving the quality of life for residents.

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

The Municipality of Caguas holds a diverse portfolio of land, facilities, and infrastructure assets, which will be utilized to address the priority needs outlined in the 2025–2029 Consolidated Plan. These assets include vacant land parcels, municipal buildings, housing properties, community centers, and infrastructure situated within low- and moderate-income areas. As part of a planning and development plan, the Municipality is committed to maximizing the value of these public resources to facilitate affordable housing development, enhance community services, and drive neighborhood revitalization efforts. By leveraging these assets effectively, Caguas seeks to create sustainable, inclusive, and resilient communities that foster long-term economic and social growth.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CAGUAS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CV - COORDINADORA MORIVIVI INC	Continuum of care	Homelessness Planning	Region
COR3	Government	Planning neighborhood improvements public facilities	State
INTECO	Regional organization	Economic Development Planning public services	Region
Banco de Desarrollo Centro Oriental	Non-profit organizations	Economic Development	Jurisdiction
PR Department of Housing	Government	Ownership Planning Public Housing Rental	State

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Institutional Delivery System is managed by a seasoned team lead by the Planning Office of the Municipality. This agency, as the lead agency in the development and preparation of the Consolidated Plan, conducts an organized planning and oversight system to ensure that activities are completed on time and in compliance with the regulations.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance		X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Municipality is a member of the PR 503 Coalition and the service delivery system employs a comprehensive, coordinated approach to address homelessness through multiple strategies: The system features a Coordinated Entry System (CES) that serves as a centralized access point for all populations, including a specialized DV-focused component with dedicated emergency lines and safety protocols for survivors. This "No-Wrong-Door" policy ensures all individuals experiencing homelessness can access services regardless of entry point.

For chronically homeless individuals and those with severe needs, the CoC has transformed most Permanent Supportive Housing projects into "Dedicated Plus" to prioritize those with the longest

periods of homelessness. The system leverages partnerships with healthcare providers, including SAMHSA-funded PATH for mental health outreach, HRSA-funded FQHCs for integrated healthcare, and substance use treatment programs to provide comprehensive support.

Families with children benefit from formal partnerships with educational institutions, including the PR Department of Education, Head Start programs, and the Network for Rights of Children and Youth. These collaborations ensure immediate school enrollment, transportation assistance, and educational advocacy for homeless children while connecting families to housing resources.

For veterans, the CoC works directly with the VA to process benefit applications and coordinates with PHAs to provide housing vouchers. The system has successfully engaged multiple housing authorities, with 17 formal MOUs related to Emergency Housing Vouchers and partnerships that leverage mainstream vouchers to subsidize 25%+ of new housing units with non-CoC funds.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system for special needs populations and persons experiencing homelessness in the PR-503 CoC region demonstrates several notable strengths while also facing significant challenges.

Strengths

The system exhibits strong coordination through a well-established Coordinated Entry System (CES) with specialized pathways for domestic violence survivors. This "No-Wrong-Door" approach ensures accessibility regardless of entry point. The CoC has developed robust partnerships across sectors, including formal MOUs with healthcare providers (SAMHSA-funded PATH, HRSA-funded FQHCs), educational institutions (PR Department of Education, Head Start programs), and housing authorities (17 MOUs for Emergency Housing Vouchers).

The CoC has successfully leveraged diverse funding streams beyond CoC and ESG resources, including healthcare partnerships that provide 25-37% of project budgets for new initiatives. Meaningful involvement of people with lived experience is evident through peer support programs, with 40% of member organizations led by individuals who experienced homelessness.

Gaps

Despite these strengths, significant service gaps remain. Geographic disparities in resource allocation are pronounced, with funding concentrated in San Juan's metropolitan area rather than the CoC's 54 predominantly rural municipalities. Housing inventory remains insufficient, particularly for special needs populations, with long waitlists due to limited affordable housing stock.

The system faces challenges in addressing comprehensive mental health and substance use disorder treatment needs, especially for dual-diagnosis clients. Employment and income-generation programming remain underdeveloped, with only 21.3% of adult system leavers showing increased earned income.

Transportation barriers impede access to services across the large geographic area, particularly affecting rural communities. Childcare limitations stemming from licensing requirements that restrict service to daytime hours create additional obstacles for families. The high rate of first-time homelessness (83% according to HDX data) suggests preventive services may be inadequate.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The PR-503 CoC's service delivery system effectively addresses homelessness through a coordinated, multi-sectoral approach but faces critical gaps that require strategic action. Strengths include a well-established Coordinated Entry System (CES) with specialized components for domestic violence survivors and a "No-Wrong-Door" policy ensuring universal access. Partnerships with healthcare providers, educational institutions, and housing authorities enhance service availability. However, challenges persist, particularly in geographic disparities, insufficient housing inventory, and gaps in mental health and substance use treatment. Employment programs need expansion, as only 21.3% of adult system leavers show income increases. Rural communities face significant transportation barriers, while limited childcare availability restricts family access to services. In addition, high rates of first-time homelessness highlight deficiencies in prevention efforts. To address these gaps, the strategy must include expanding housing capacity, increasing behavioral health resources, enhancing employment pathways, improving rural transportation access, and strengthening homelessness prevention initiatives. Leveraging cross-sector partnerships and alternative funding sources will be crucial to bridge these gaps and ensuring a more equitable, effective service delivery system.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Assistance	2025	2029	Affordable Housing	Municipality of Caguas Caguas Low Income	Adequate Housing Affordable Housing	CDBG: \$465,834 HOME: \$3,302,205 Section 8: \$41,537,105	Homeowner Housing Rehabilitated: 115 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 6185 Households Assisted Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeless Assistance	2025	2029	Homeless	Municipality of Caguas Caguas Low Income	Provision Services, Shelter and Housing Homeless	ESG: \$745,665	Tenant-based rental assistance / Rapid Rehousing: 13 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 250 Beds Homelessness Prevention: 15 Persons Assisted Other: 10 Other
3	Address Community and Economic Development Needs	2025	2029	Non-Housing Community Development	Municipality of Caguas Caguas Low Income	Economic Development	CDBG: \$325,000	Businesses assisted: 10 Businesses Assisted
4	Public Facilities and Improvements	2025	2029	Non-Housing Community Development	Municipality of Caguas Caguas Low Income	Public Facilities and Infrastructure	CDBG: \$4,691,875	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 210870 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2025	2029	Non-Homeless Special Needs	Municipality of Caguas Caguas Low Income	Services for those with needs	CDBG: \$1,265,241	Public service activities other than Low/Moderate Income Housing Benefit: 15040 Persons Assisted
6	Planning and Administration	2025	2029	Planning and Administration	Municipality of Caguas Caguas Low Income	Planning and Administration	CDBG: \$1,686,990 HOME: \$366,910	Other: 10 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Assistance
	Goal Description	This housing assistance objective aims to expand affordable and sustainable housing opportunities by utilizing a combination of federal funding sources. Funds from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the Housing Choice Voucher Program program will be integrated to support a wide range of housing initiatives. The primary goal is to address the housing needs of low- and moderate-income individuals and families, providing a pathway to stable and secure living situations. This comprehensive approach ensures that a variety of housing challenges can be met, from improving existing housing stock to helping families secure a permanent home. The scope of activities under this objective will be extensive, including the provision of Tenant-Based Rental Assistance (TBRA) through the Section 8 Housing Choice Voucher program and other available funding streams to help families afford rental units in the private market. Additionally, the objective will support Housing Rehabilitation efforts to preserve and improve the quality of existing homes. For those aspiring to homeownership, down payment assistance will be an available resource to make purchasing a home more accessible. Beyond these core activities, this objective will also fund other eligible endeavors under the respective federal programs to comprehensively address the community's housing needs.

2	Goal Name	Homeless Assistance
	Goal Description	This objective focuses exclusively on addressing the needs of individuals and families who are experiencing or at risk of homelessness through the Emergency Solutions Grant (ESG) program. The core purpose of this initiative is to provide a comprehensive and coordinated response to homelessness, aiming to not only offer immediate shelter but also to prevent homelessness and rapidly return people to stable, permanent housing. By dedicating these funds specifically to the ESG program, the Municipality can target resources effectively and implement proven strategies to reduce homelessness within the community. Under this objective, the Municipality will fund a spectrum of essential services. These include support for emergency Shelters to provide safe, temporary housing and essential services for those without a place to stay. Outreach efforts will be funded to engage and connect unsheltered individuals with immediate assistance and supportive services. To prevent homelessness before it begins, Prevention activities will offer financial assistance and services to households at imminent risk of losing their housing. For those already experiencing homelessness, Rapid Re-Housing will provide short- to medium-term rental assistance and services to help them quickly exit homelessness and stabilize in permanent housing. Funding will also support the Homeless Management Information System (HMIS) for data collection and management, alongside Administration costs to ensure the effective delivery of these critical services.

3	Goal Name	Address Community and Economic Development Needs
	Goal Description	This objective is dedicated to fostering economic growth and opportunity through the Community Development Block Grant (CDBG) program. The focus is specifically on CDBG-funded economic development initiatives designed to create and retain jobs, primarily for low- and moderate-income individuals. This can include activities such as providing financial assistance to businesses for expansion, supporting the development of new commercial enterprises, and investing in projects that stimulate local economic activity. The goal is to build a more resilient and prosperous local economy by empowering entrepreneurs and expanding the job market for community residents. Furthermore, this objective will serve as a funding mechanism for all other eligible CDBG activities that do not fall under the specific categories of public facilities and improvements, housing rehabilitation, or public services. This allows for flexibility in addressing unique community needs that may arise, covering a broad range of potential projects and programs. By creating this distinct category, the aim is to support innovative projects and address specific gaps in community development that are not met by other defined objectives, ensuring that CDBG funds can be deployed dynamically to improve the overall quality of life and economic well-being of the community.
4	Goal Name	Public Facilities and Improvements
	Goal Description	This objective is dedicated to the improvement and development of the community's public facilities and infrastructure. It will fund a wide array of capital projects, covering both the rehabilitation of existing public structures and the new construction of needed facilities. The fundamental purpose is to enhance the quality of life for residents by ensuring that shared public spaces are safe, modern, and fully functional, thereby supporting the overall health and welfare of the community. The scope of work under this goal includes any type of public infrastructure activity necessary for community enhancement. This specifically covers essential projects such as road paving, the installation and repair of sewer systems, and the construction or renovation of sidewalks to ensure pedestrian safety and accessibility. This objective will serve as the primary funding source for these and any other similar infrastructure improvements required to upgrade the municipality's physical environment for all its citizens.

5	Goal Name	Public Services
	Goal Description	This objective is exclusively for funding a broad range of public services under the Community Development Block Grant (CDBG) program. The primary focus is to support activities that improve access to essential services for community members, particularly those with low and moderate incomes. These services aim to enhance the quality of life, provide support, and increase opportunities for residents. By creating a dedicated category for public services, the goal is to ensure consistent funding for programs that directly assist people and address various community needs. The activities funded under this objective are diverse and will be utilized to support the general public as well as specific populations. This category will fund any eligible CDBG public service, regardless of whether it serves a special population group such as individuals experiencing homelessness or persons with HIV/AIDS. This approach allows for flexibility in directing resources to a wide variety of programs, from youth and senior services to health and educational programs, ensuring that funding is allocated based on the community's most pressing service needs.
6	Goal Name	Planning and Administration
	Goal Description	This objective covers the necessary Planning and Administration costs for two key federal grant programs: the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). The primary purpose is to allocate resources for the effective management, oversight, and strategic execution of these grants. Proper administration is critical to ensure full compliance with federal regulations and to guarantee that funds are used efficiently to achieve the community's development goals. The funds designated under this objective will be used exclusively for administrative activities required to implement the CDBG and HOME programs. This includes a range of essential functions such as staff salaries for program management, financial oversight, project monitoring, required reporting to the U.S. Department of Housing and Urban Development (HUD), and other operational costs. By dedicating funds to these administrative tasks, the municipality ensures that all projects and activities funded by these grants are delivered successfully, transparently, and in service to the community.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In the following narratives we include the estimate the number of families by income level who will receive affordable housing assistance as defined by HOME 91.315(b)(2):

Extremely Low-Income Families (0-30% AMI)

The Municipality expects to serve approximately 4,200 extremely low-income families over the five-year period. The majority of these families (approximately 4,185) will be served through the Section 8 Housing Choice Voucher program, which historically serves predominantly extremely low-income households due to federal targeting requirements and local preference policies. Additionally, an estimated 15 extremely low-income families will benefit from the rapid rehousing component of the ESG Program.

Low-Income Families (31-50% AMI)

An estimated 1,800 low-income families will receive affordable housing assistance during the program period. This includes approximately 1,785 families served through the Section 8 program, as voucher programs typically serve a mix of extremely low and low-income households. The remaining 15 low-income families will be assisted through the homelessness prevention program, which often serves working families experiencing temporary financial crisis that threatens their housing stability.

Moderate-Income Families (51-80% AMI)

The jurisdiction estimates serving 230 moderate-income families through its affordable housing programs. The primary vehicle for serving this population will be the HOME-funded First Time Homebuyer program, which will provide direct financial assistance to 30 moderate-income families seeking to purchase their first homes. Additionally, all 15 families receiving homeowner rehabilitation assistance through the HOME program are projected to fall within the moderate-income category, as these are existing homeowners who have achieved some level of housing stability but need assistance maintaining their properties. The remaining moderate-income families (approximately 185) will be served through the Section 8 program, representing the smaller portion of voucher holders who fall into this income category.

Over the five-year period, Caguas projects providing affordable housing assistance to approximately 6,230 families across all income levels, with the vast majority of assistance going to extremely low-income and low-income families who face the greatest housing cost burden and have the fewest options in the private market. This distribution reflects both the community's needs assessment and federal requirements that prioritize assistance to the lowest-income families while maintaining opportunities for moderate-income families to achieve homeownership and housing stability.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

According to the PRPHA PHA Plan there is a need to increase the number of accessible housing units to meet the requirements of a Voluntary Compliance Agreement (VCA) related to Section 504 and the Americans with Disabilities Act (ADA). The PRPHA's 5-Year Plan for 2025-2030 outlines a specific strategy, the "Plan de Unidad Accessible UFAS" (UFAS Accessible Unit Plan), dedicated to this effort. This plan involves ongoing construction activities aimed at adapting and certifying both partial and total accessibility in units across various public housing developments. The commitment to increase accessible units is driven by the need to comply with ADA standards as stipulated in the VCA. The PRPHA does not include the specific actions of projects for the Municipality. However, the plan sets forth specific annual goals for unit certifications:

- *Fiscal Year 2025: Certify adaptability for 350 units.*
- *Fiscal Year 2026: Certify adaptability for 350 units.*
- *Fiscal Year 2027: Certify adaptability for 200 units.*
- *Fiscal Year 2028: Certify adaptability for 100 units.*

Activities to Increase Resident Involvements

The Puerto Rico Public Housing Administration (PRPHA) plans several activities between 2025 and 2030 to increase resident involvement, as outlined in its 5-Year Plan draft. A primary focus is fostering proactive resident participation in community and administrative matters, often in collaboration with existing resident councils. The agency intends to strengthen the role of these councils through the Bureau of Organization and Training (NOA), with goals to organize 50 new councils in communities currently without one (30 in larger, 20 in smaller developments) and retain the 134 active councils. Key activities include providing extensive training to council members on election processes, record-keeping, duties, responsibilities, and internal regulations, alongside offering direct technical assistance. PRPHA leadership also plans to participate in meetings with council presidents to directly hear community needs and concerns. Furthermore, the agency encourages providing each council with a copy of the PHA plan and incorporates feedback from the Resident Advisory Board (RAB) into the planning process.

Beyond direct council support, resident involvement is embedded in various service programs. The planning for Social Self-Sufficiency programs, which cover areas like education, arts, sports, leadership, and mentoring, is guided by community profiles and resident interests. Similarly, Economic Self-

Sufficiency programs involving education, training, employment, and entrepreneurship aim to orient and support 50,000 residents and promote self-management for 25,000 individuals over five years, implying active participation. The agency also expects significant resident participation (over 50,000 individuals) in programs delivered through service proposals (RFPs), covering diverse activities like tutoring, sports tournaments, cultural events, community gardens, and family support workshops. These collective efforts aim to integrate residents into the planning and execution of programs that affect their quality of life.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

A complex web of public policies, extending beyond direct financial aid, profoundly shapes the affordable housing environment, frequently introducing unforeseen obstacles and worsening the difficulties in housing access. The primary impediments to affordable housing in Puerto Rico are outlined below:

Impediment #1: Sales Tax

The cost of housing construction and renovation is significantly inflated by Puerto Rico's 11.5% Sales and Use Tax (IVU), which is composed of a 10.5% state and 1% municipal levy. This high tax rate diminishes housing affordability, particularly for low-income families with constrained financial resources. Furthermore, excise taxes on essential goods, such as cement and other construction materials, directly elevate development expenses. These additional costs are typically transferred to the consumer, whether a homebuyer or a renter, which in turn drives up the price of new homes and influences the rental market by affecting the cost-to-income ratio for property management.

Impediment #2: Return on Residential Investment

A major obstacle to the availability of affordable housing is the inadequate return on investment for landlords who offer and maintain low rental rates. In the absence of specific incentives to serve this market, property owners are naturally drawn to more lucrative, higher-end developments. Alternatively, they may choose to keep properties off the market, waiting for land values to increase sufficiently to make redevelopment profitable, thereby reducing the stock of affordable rental units.

Impediment #3: Burden in the Use of Prefabricated Houses

While Puerto Rican law acknowledges prefabricated houses as a viable low-cost housing solution, their use is encumbered by regulatory processes. Individuals seeking to purchase and erect a prefabricated home must navigate the permit application process through the Regulations and Permits Administration. Although this construction method presents a more efficient and cost-effective alternative to traditional building, it remains subject to identical building codes and permitting hurdles, which can escalate the total project cost and diminish its affordability advantage.

Impediment #4: Fees and Charges

Governmental policies concerning taxation, land use, zoning, and regulations critically influence the expense and supply of affordable housing. A substantial barrier is created by various government-imposed fees and charges, which can constitute as much as 30% of a housing project's total development cost. These encompass upfront expenses like development fees, building permits, and costs associated with infrastructure. Impact fees, levied by local authorities to finance new roads and

utility systems required for new developments, also add a considerable financial burden, especially when they are not proportionally adjusted for affordable housing initiatives. Developers are often compelled to absorb the costs of connecting to or enhancing public infrastructure, expenses that are ultimately passed on to residents, thereby undermining the primary goal of affordability. The lack of policies offering waivers or reductions for low-income housing projects can render such developments economically unfeasible.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The strategy to remove the barriers to affordable housing is included in the appendix section.

SP-60 Homelessness Strategy – 91.215(d)

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

The Municipality is a member of the Continuum of Care PR-503 (South-Southeast Puerto Rico CoC), and is committed to implementing the CoC strategy to address homelessness in the region over the next five years. The approach encompasses outreach, emergency response, transitional housing, and prevention through a coordinated, evidence-based framework.

The Continuum of Care PR-503 implements a comprehensive outreach strategy across 54 municipalities in South-Southeast Puerto Rico. Operating 16 outreach projects (13 ESG-funded and 3 SAMHSA-funded), the CoC deploys multidisciplinary teams that include peers with lived experience to build trust with unsheltered individuals. These teams conduct outreach during various hours, including nights and weekends, visiting gathering sites, soup kitchens, and places where homeless populations sleep. The CoC coordinates with hospitals, emergency rooms, Federally Qualified Health Centers, food banks, and first responders to identify and engage homeless individuals, while also partnering with local businesses, religious leaders, and school staff. Special attention is given to homeless youth through the Network for Rights of Children and Youth, which utilizes hotlines and social media for engagement. Individual needs are assessed using standardized tools like the VI-SPDAT to determine vulnerability and prioritize housing and service placements through the Coordinated Entry System.

Addressing the emergency and transitional housing needs of homeless persons

The CoC PR-503 addresses immediate housing needs through 212 emergency shelter beds and 44 transitional housing beds. Emergency shelters operate with 24/7 admissions policies and are being transformed into interim housing focused on permanent housing placements, with discharge planning beginning within the first week of service. The CoC's Coordinated Entry System (CES) employs a No-Wrong-Door policy to ensure access to emergency services regardless of entry point. A specialized CES-DV expansion appropriately addresses the unique needs of domestic violence survivors, including safety protocols and emergency transfer plans. The system maintains a low-barrier approach, allowing clients to transfer between programs based on changing needs and circumstances. These combined strategies ensure appropriate interventions while minimizing time spent in temporary accommodations.

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 CoC PR-503 facilitates successful transitions to permanent housing through a coordinated system of supports and resources. Housing Navigators work directly with homeless individuals and families to quickly identify appropriate permanent housing options from the CoC's inventory of 465 PSH beds and 222 RRH beds. The CoC maintains formal partnerships with 17 Public Housing Authorities to secure Housing Choice Vouchers, including Emergency Housing Vouchers, and employs Moving-On strategies for clients who no longer require intensive supportive services. Comprehensive support services are strengthened through partnerships with SAMHSA and HRSA to provide physical and behavioral healthcare, while employment assistance is coordinated through the PR Department of Labor, WIOA regional job centers, and vocational training programs. The CoC tracks permanent housing outcomes using HMIS data, monitoring exits and recidivism rates monthly to identify trends and intervention needs. For chronically homeless individuals and veterans, Collaborative Community Plans (CCPs) ensure prioritization and appropriate service matching. To prevent returns to homelessness, the CoC requires all housing providers to coordinate with the Coordinated Entry system before ending services and follows specific procedures to prevent discharges back to homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC PR-503 implements a comprehensive homelessness prevention approach focused on early intervention for vulnerable populations. Coordination with the ESG prevention component provides targeted financial assistance to households at imminent risk of homelessness. The CoC works closely with the PR Department of Education's McKinney Homeless Program and Head Start Programs to support low-income children and families, while partnerships with the PR Family Department facilitate access to critical benefits including Family Preservation services, FUP Vouchers, TANF, Nutritional Assistance Program, and Elderly Services. Section 330 Community Health Centers provide integrated health services to address medical vulnerabilities that could lead to housing instability. The CoC collaborates with court systems to intervene in eviction cases and is developing a systematic screening tool for mainstream providers to identify and refer at-risk individuals. Regular listening sessions with public agencies, universities, hospitals, and community organizations help identify emerging risk factors and formulate responsive prevention strategies. Training for service providers focuses on increasing awareness of available resources and assisting participants in obtaining mainstream benefits. These efforts are particularly crucial as CoC data indicates that 83% of individuals experiencing homelessness in the region are first-time homeless, highlighting the importance of effective prevention strategies.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Municipality of Caguas housing programs guidelines implements several actions to address LBP hazards in housing units constructed before January 1, 1978. These actions are categorized into notification, inspection and evaluation, and hazard reduction, depending on the amount of financial assistance provided for housing rehabilitation:

Notification

- Distributing a pamphlet on LBP hazards to tenants, owners, and buyers.
- Providing written notification of any presumption or findings of LBP hazards.
- Informing property owners of the results of any lead hazard evaluations and the measures taken to reduce those hazards.

Inspection and Evaluation

- Conducting visual inspections, paint testing, and risk assessments by qualified professionals to determine the presence and extent of LBP hazards.

Hazard Reduction

- Implementing measures such as paint stabilization, interim controls, or abatement to address identified hazards, with specific methods depending on the scope and cost of rehabilitation projects.

Compliance Levels Based on Assistance Amount

- For projects with assistance for up to \$5,000, the focus is on ensuring no harm by repairing painted surfaces and using safe work practices.
- For projects with assistance between \$5,000 and \$25,000, a risk assessment is required, followed by interim controls.
- For projects with assistance over \$25,000, a full risk assessment and abatement are required to eliminate identified hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions implemented by the Municipality to address lead-based paint (LBP) hazards are closely aligned with the efforts to mitigate lead poisoning and associated risks. The comprehensive strategy incorporates education, early detection, and targeted hazard reduction to ensure a safer living environment for all residents.

Prevention of Lead Exposure

- **Informational Pamphlets-** Distributing educational pamphlets such as "Protect Your Family from Lead in Your Home" ensures that all residents, including tenants, owners, and buyers, are well-informed about the dangers of lead. This initiative raises awareness about LBP hazards and empowers residents to take preventive measures.

Early Detection and Notification

- **Inspections and Evaluations-** Regular inspections and evaluations, including visual inspections, paint testing, and risk assessments by qualified professionals, help identify lead hazards early. Early detection enables timely intervention, which is crucial for preventing lead poisoning.
- **Resident Notifications-** Keeping property owners and occupants informed about the results of lead hazard evaluations ensures that everyone is aware of potential risks and the measures being taken to mitigate them. This transparency builds trust and encourages cooperation.

Mitigation of Lead Hazards

- **Comprehensive Assessments-** For rehabilitation projects receiving substantial financial assistance, comprehensive risk assessments are conducted to identify all potential lead hazards in both interior and exterior surfaces. This thorough approach ensures that no hazard goes unnoticed, thereby reducing the likelihood of lead poisoning.
- **Targeted Identification-** Focusing on surfaces impacted by rehabilitation work allows for more effective targeting of efforts, ensuring that high-risk areas are addressed promptly.

Hazard Reduction Strategies

- **Interim Controls and Abatement-** Depending on the level of assistance provided, different strategies are employed to reduce lead hazards. Interim controls, such as paint stabilization, are used for lower assistance projects to manage risks temporarily, while full abatement is required for higher assistance projects to permanently eliminate lead hazards.
- **Qualified Professionals-** Ensuring that hazard reduction activities are carried out by certified professionals guarantees that the work meets safety standards and effectively mitigates lead hazards. Professional oversight is essential for achieving long-term safety and health benefits.

How are the actions listed above integrated into housing policies and procedures?

The actions to address LBP hazards are integrated into the municipality's housing policies and procedures.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Municipality of Caguas employs a multi-approach strategy aimed at reducing the number of families living in poverty. This strategy focuses on enhancing economic opportunities, providing stable housing, and supporting community development, primarily utilizing federal funds and local funds. The goal is self-sufficiency and economic stability for residents rather than solely providing temporary relief services or emergency assistance. This is evidenced by investments in job creation, business support, housing assistance programs geared towards ownership and improvement, and educational support services.

The Municipality coordinates housing programs, funded under its Consolidated Plan, with other services to reduce poverty. Key housing initiatives include:

- Section 8 Program-funding is allocated to the Section 8 voucher program, assisting numerous families with TBRA.
- HOME Program- Under this program families received assistance to purchase their first home, directly contributing to asset building and long-term stability.
- CDBG Funds- the funds are used for the provision of public services and to promote economic development.

These federal programs are coordinated with economic development and social services funded through the general budget and other special funds, aiming to create a pathway out of poverty. In addition, the municipality focuses on creating employment opportunities and supporting businesses as a core poverty reduction strategy:

- Decrees are granted to attract investment and create/retain jobs
- Promo Caguas office assists new businesses, leading to job creation or retention. Support is also provided for establishing businesses in the traditional urban center.
- Direct financial assistance is disbursed to microenterprises, supporting their stability and capacity for employment.

The Municipality invest funds in activities and programs which are foundational for improving long-term educational and employment outcomes, thus reducing intergenerational poverty (Tutoring, Head Start, Early Head Start).

The Municipality utilizes significant federal funding (CDBG and HOME) which mandate Section 3 compliance. This requirement ensures that, to the greatest extent feasible, employment and other economic opportunities generated by federal financial assistance for housing and community development projects are directed toward low- and very low-income persons, particularly those

receiving government housing assistance and residents of the communities where the projects are located.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Municipality of Caguas anti-poverty strategy addresses the root causes of economic hardship through coordinated investments in housing stability, economic opportunity, and community development. Rather than simply providing temporary assistance, Caguas is implementing programs designed to create pathways out of poverty for families in the community. Recognizing that housing stability is fundamental to economic advancement, Caguas is investing \$44.3 million over five years in housing assistance programs. The municipality's approach focuses on wealth-building opportunities through homeownership rather than perpetual rental assistance. The First Time Homebuyer program (\$1.38 million) specifically targets families transitioning from renting to owning, creating long-term asset building that can break generational cycles of poverty. Additionally, the homeowner rehabilitation programs (\$1.84 million combined) help existing homeowners maintain their properties, preserving neighborhood stability and property values that benefit the broader low-income community.

Caguas is directly addressing unemployment and underemployment through its \$325,000 economic development initiative "Caguas Compite 2025." This program will create and retain jobs while assisting local businesses, generating sustainable employment opportunities within the community. By focusing on local business development, the municipality ensures that economic benefits remain within the community, creating a multiplier effect that strengthens the local economy. In addition, the municipality's \$4.7 million investment in public facilities and infrastructure improvements serves a dual purpose: creating immediate construction jobs while building the foundation for long-term economic growth. The street and road improvements in Barrio Turabo neighborhoods (Villa Cáliz I, Villa del Rey III, Villa Esperanza) and other areas will improve access to employment centers, reduce transportation costs for residents, and make these neighborhoods more attractive for business investment.

Caguas has allocated \$1.27 million for public services that address barriers to economic advancement. The senior services program enables older residents to age in place affordably, while youth programs like "Arranque Juvenil 2025" and "Nuestra Escuela" provide education and job training opportunities for young people. The "SANOS" health program addresses healthcare barriers that often prevent people from maintaining steady employment.

Rather than creating dependency, Caguas' approach emphasizes asset building and community development. Homeownership programs create equity that families can leverage for education, business development, or other investments. Infrastructure improvements increase property values throughout targeted neighborhoods. Economic development creates sustainable jobs that provide career pathways rather than temporary employment.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Municipality of Caguas has implemented a monitoring framework for CDBG, HOME, and ESG programs to ensure federal compliance and achievement of Consolidated Plan objectives. This monitoring process follows HUD and GAO standards, systematically evaluating program performance to enhance effectiveness, improve management efficiency, and prevent fraud, waste, and abuse. The framework includes program-specific procedures tailored to each funding stream's unique requirements and aligned with HUD guidelines.

An established oversight schedule ensures proper implementation of both Strategic and Annual Plans, allowing the Municipality to maintain program compliance with applicable regulations, provide technical assistance to participants, and maintain awareness of all HUD-funded activities. This approach enables programs to undertake efficiently while building capacity and enhancing management skills across all funded initiatives within the communities served.

The Municipality prioritizes monitoring activities using a risk-based approach. This strategic approach ensures efficient use of monitoring resources while addressing the areas of greatest potential concern. This monitoring system ensures long-term compliance with federal requirements while maximizing the community impact of HUD investments in Caguas, effectively balancing regulatory adherence with program outcomes to benefit the community. The Municipality's approach safeguards federal funds while supporting the achievement of housing and community development goals outlined in the 5-Year Consolidated Plan.

The monitoring process utilizes extensive compliance documents and regulatory requirements. Activities include regular desk reviews examining program reports and financial statements, on-site visits with physical inspections, proactive technical assistance, and performance measurement tracking to evaluate progress toward established goals. Key reference materials include:

- 24 CFR Part 570 (CDBG Program regulations),
- 24 CFR Part 92 (HOME Program regulations),

- 24 CFR Part 576 (ESG Program regulations),
- 24 CFR Part 91 (Consolidated Submission requirements for CPD),
- 2 CFR 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards),
- Act 107 – Municipal Code of Puerto Rico (municipal governance requirements),
- HUD 6509.2 Rev-6 CPD Monitoring Handbook, and
- relevant HUD Notices and Circulars.

Expected Resources

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

Introduction

The Municipality of Caguas will have access to significant federal funding for its 2025-2029 Consolidated Plan Program through three major grant programs administered by the U.S. Department of Housing and Urban Development (HUD). These resources will enable Caguas to address critical community needs related to housing, infrastructure, economic development, and services for vulnerable populations.

In the first year of the Consolidated Plan, Caguas will receive \$1,686,988 through the Community Development Block Grant (CDBG) program. This funding source supports a wide range of activities including acquisition, planning, economic development initiatives, housing programs, public improvements, and essential services. The CDBG program specifically targets projects that benefit low and moderate-income residents, helping ensure decent housing and suitable living environments while expanding economic opportunities. Over the remaining four years of the plan, Caguas expects to receive approximately \$6,747,952 in additional CDBG funding.

The HOME Investment Partnerships Program represents another vital resource, with \$733,822.90 allocated for the first year and an estimated \$2,935,291.60 for the remainder of the plan period. As the largest federal block grant focused exclusively on creating affordable housing for low-income households, HOME funds can support a variety of housing initiatives. These include homebuyer assistance programs, homeowner rehabilitation projects, multifamily rental construction or rehabilitation, and tenant-based rental assistance (TBRA). The program encourages partnerships with local nonprofit organizations to maximize impact.

The third funding source is the Emergency Solutions Grants (ESG) program, which provides \$149,133 in the first year and approximately \$596,532 over the following four years. ESG funding specifically addresses homelessness through multiple approaches: street outreach to engage homeless individuals and families, improving emergency shelters, supporting shelter operations, providing essential services to residents, rapidly re-housing homeless individuals and families, and implementing homelessness prevention initiatives.

These HUD programs will provide Caguas with an aggregate \$2,569,944 in the first year of the Consolidated Plan and an estimated \$12,849,719.50 over the full five-year period. This combined funding of approximately \$12.84 million will enable the Municipality to make strategic investments that address pressing community needs while helping vulnerable residents achieve greater stability and

opportunity.

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	1,686,988.00	0.00	0.00	1,686,988.00	6,747,952.00	The Community Development Block Grant (CDBG) provides annual grants on a formula basis to the Municipality to undertake activities that provide decent housing and a suitable living environment, and to expand economic opportunities, principally for low- and moderate-income persons. The funds are provided by the U.S. Department of Housing and urban Development (HUD)

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	733,822.90	0.00	0.00	733,822.90	2,935,291.60	The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The funds are provided by the U.S. Department of Housing and urban Development (HUD)

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	149,133.00	0.00	0.00	149,133.00	596,532.00	The Emergency Solutions Grants Program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families/individuals from becoming homeless. The funds are provided by the U.S. Department of Housing and urban Development (HUD)
Section 8	public - federal	TBRA	8,307,421.00	0.00	0.00	8,307,421.00	33,229,684.00	The Housing Choice Voucher Program (also known as Section 8) helps low-income families, elderly persons, veterans and disabled individuals afford housing in the private market. Program participants can choose any eligible housing unit, including single-family homes, townhouses, and apartments, with rent partially covered by a subsidy paid directly to the landlord.

Table 55 - 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 Caguas will align its federal funding allocations with its municipal budget to maximize the impact of its 2025-2029 Consolidated Plan. The Community Development Block Grant (CDBG) funding will be integrated into ongoing municipal efforts to improve infrastructure, economic development, and essential services for low- and moderate-income residents. Caguas' municipal budget includes allocations in public facilities, road improvements, and workforce development initiatives, ensuring that CDBG-funded projects are effectively implemented and sustained. In addition, planning and administrative costs covered by CDBG funds will help coordination between municipal departments and community stakeholders, maximizing efficiency and impact.

The HOME Investment Partnerships Program will be leveraged alongside municipal housing initiatives to expand affordable housing options. The Municipality will satisfy the 25% matching requirement for HOME funds by utilizing local resources, including municipal land, cash contributions, and in-kind support. Further, partnerships with nonprofit organizations and private developers will provide additional matching contributions, ensuring a sustainable pipeline of homeownership assistance, rehabilitation projects, and rental housing development. The Municipality's budget allocations for housing and urban development will enhance the effectiveness of HOME-funded projects, increasing access to quality, affordable housing for low-income residents.

The Emergency Solutions Grants (ESG) program will be integrated with municipal social service initiatives aimed at addressing homelessness. The Municipality will meet the ESG matching requirements through local funding sources, including contributions from social service agencies, charitable organizations, and in-kind support such as emergency shelter facilities, case management services, and donated supplies. Also, partnerships with nonprofit organizations specializing in homeless assistance will provide further financial and service-based contributions. By aligning ESG funds with municipal resources dedicated to homelessness prevention and rapid rehousing, Caguas will enhance its ability to provide critical support services and housing stability programs for vulnerable populations.

Accordingly, the Municipality of Caguas will leverage its federal funding allocations by integrating them with its municipal budget and fostering partnerships with nonprofits and private entities. By utilizing a combination of local resources, financial contributions, and in-kind support, the Municipality will maximize the effectiveness of these federal investments, strengthening economic opportunities and improving the quality of life for residents.

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

The Municipality of Caguas holds a diverse portfolio of land, facilities, and infrastructure assets, which will be utilized to address the priority needs outlined in the 2025–2029 Consolidated Plan. These assets include vacant land parcels, municipal buildings, housing properties, community centers, and infrastructure situated within low- and moderate-income areas. As part of a planning and development plan, the Municipality is committed to maximizing the value of these public resources to facilitate affordable housing development, enhance community services, and drive neighborhood revitalization efforts. By leveraging these assets effectively, Caguas seeks to create sustainable, inclusive, and resilient communities that foster long-term economic and social growth.

Discussion

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
1	Housing Assistance	2025	2029	Affordable Housing	Municipality of Caguas	Adequate Housing Affordable Housing	CDBG: \$93,166.80 HOME: \$660,440.90 Section 8: \$8,307,421.00	Homeowner Housing Rehabilitated: 23 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 1237 Households Assisted Other: 1 Other
2	Address Community and Economic Development Needs	2025	2029	Non-Housing Community Development	Municipality of Caguas	Economic Development	CDBG: \$65,000.00	Businesses assisted: 2 Businesses Assisted
3	Public Facilities and Improvements	2025	2029	Non-Housing Community Development	Caguas Low Income	Public Facilities and Infrastructure	CDBG: \$938,375.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4174 Persons Assisted
4	Public Services	2025	2029	Non-Homeless Special Needs	Municipality of Caguas Caguas Low Income	Services for those with needs	CDBG: \$253,048.20	Public service activities other than Low/Moderate Income Housing Benefit: 3008 Persons Assisted
5	Planning and Administration	2025	2029	Planning and Administration	Municipality of Caguas	Planning and Administration	CDBG: \$337,398.00 HOME: \$73,382.00	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless Assistance	2025	2029	Homeless	Municipality of Caguas	Provision Services, Shelter and Housing Homeless	ESG: \$149,133.00	Tenant-based rental assistance / Rapid Rehousing: 3 Households Assisted Homeless Person Overnight Shelter: 50 Persons Assisted Homelessness Prevention: 3 Persons Assisted Other: 2 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Assistance
	Goal Description	Based on its planned activities for 2025-2026, the Municipality of Caguas aims to improve housing conditions for its low- to moderate-income residents through a strategy HUD funds. The municipality will focus on preserving the existing housing stock by rehabilitating homes for current homeowners, promoting new homeownership opportunities with financial assistance for first-time buyers, and expanding the affordable housing supply through partnerships with non-profit organizations. The most significant effort involves providing stable and affordable rental options, dedicating over \$8.3 million through the Section 8 program to assist more than 1,200 families, elderly individuals, and persons with disabilities in affording safe housing in the private market. In addition CDBG and HOME Funds will allow the rehabilitation of 23 housing units and HOME funds will be used to provide downpayment and closing cost assistance to 6 families.
2	Goal Name	Address Community and Economic Development Needs
	Goal Description	Using CDBG funds the Municipality proposes to fund Caguas Compite to promote economic development among youth low income population.

3	Goal Name	Public Facilities and Improvements
	Goal Description	In 2025-2026, the Municipality will utilize its Community Development Block Grant (CDBG) funding to focus on infrastructure and public facility upgrades in low- and moderate-income communities. The primary objective is to enhance the living environment and safety for residents by investing significantly in street and road improvements across several low income communities. Additionally, the municipality aims to strengthen community-based services by funding infrastructure projects in partnership with the non-profit organization FUNDESCO, ensuring that community centers and public facilities are improved to better support local residents and program participants.
4	Goal Name	Public Services
	Goal Description	The Municipality of Caguas's public service projects for 2025 focus on delivering targeted support to a wide range of vulnerable underserved of populations with special needs. The objectives include enhancing the quality of life for senior citizens, providing critical health and prevention services through organizations like SANOS, and promoting community-wide animal welfare with Rescate Criollo. Significant investment is also directed towards youth, with funding for both the "Arranque Juvenil 2025" development program and the "Nuestra Escuela" alternative education model. Finally, the municipality addresses critical safety needs by funding MAVI to provide essential services and support for persons with disabilities.
5	Goal Name	Planning and Administration
	Goal Description	The funds allocated for CDBG Planning and HOME Administration serve as the operational backbone for the Municipality of Caguas's entire portfolio of HUD funded projects. The objective of this funding is to ensure that all community development and affordable housing initiatives are strategically planned, efficiently managed, and fully compliant with federal law. These administrative and planning activities are essential for the responsible stewardship of public funds, enabling the successful implementation of projects that range from street improvements and public services to housing rehabilitation and homebuyer assistance for the community.

6	Goal Name	Homeless Assistance
	Goal Description	The primary objective of this goal is to provide immediate relief through street outreach and emergency shelter, prevent at-risk households from becoming homeless through ESG Funds, and quickly move those experiencing homelessness into permanent housing via a rapid rehousing strategy. The program is supported by essential administrative functions and participation in the Homeless Management Information System (HMIS) to ensure efficient grant management, data-driven strategies, and coordinated care for the community's most vulnerable residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

During the 2025-2026 program year, the Municipality will undertake multiple projects aimed at enhancing the quality of life for its low- and moderate-income residents, utilizing HUD funding from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG), and Section 8 programs. The planned activities address a spectrum of community needs, focusing on four primary pillars improving housing stability and affordability, upgrading public infrastructure, fostering economic opportunity, and delivering essential public services to vulnerable populations. These initiatives are designed to create a more resilient, equitable, and thriving community by addressing critical needs from safe housing and accessible roads to job creation and social support systems.

The scope of these activities reflects a deep commitment to community revitalization and direct resident assistance. A major focus will be on housing, with significant investment in rehabilitating owner-occupied homes, providing down payment assistance to first-time homebuyers, and ensuring rental affordability for over 1,200 families through the Housing Choice Voucher program. Concurrently, the municipality will execute multiple infrastructure projects, such as the street and road improvements planned for multiple low income communities. This is complemented by a diverse array of public services targeting seniors, youth, and persons with disabilities, alongside economic development programs like "Caguas Compite 2025" and "Arranque Juvenil 2025," which aim to create jobs and cultivate a culture of entrepreneurship. Furthermore, the ESG program will provide a critical safety net for individuals and families experiencing or at risk of homelessness, ensuring a coordinated response to this pressing issue.

Projects

#	Project Name
1	CDBG-2025- Programa de Rehabilitacion de Viviendas
2	CDBG-2025 Caguas Compite
3	CDBG-2025 Repaving
4	Improvement to Public Facilities by Non Profit
5	CDBG-2025 Senior Services
6	CDBG-2025 SANOS
7	CDBG-2025 Rescate Criollo
8	CDBG-2025 Arranque Juvenil
9	CDBG-2025 Nuestra Escuela
10	CDBG-2025 MAVI

#	Project Name
11	Planning and Administration
12	HOME 2025 First Time Homebuyer
13	HOME 2025- Rehabilitacion por el Dueno
14	HOME 2025 CHDO
15	ESG25 Caguas
16	Housing Choice Voucher Program 2025

Table 57 – Project Information

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

The allocation priorities for the 2025-2026 program year are the result of the citizen participation process, including public hearings and the "Alcalde en la Comunidad" community meetings. This community-driven feedback was key for the establishment of Priorities. The substantial funding directed towards housing stability—through rental assistance, home rehabilitation, and homebuyer aid—and major public infrastructure upgrades, and road improvements, addresses the needs voiced by residents for safe, adequate housing and reliable community infrastructure. Similarly, the support for a wide range of public services targeting seniors, youth, and at-risk individuals demonstrates a commitment to building a strong social safety net, as prioritized by the community.

Despite these strategic allocations, the Municipality of Caguas faces several significant obstacles in addressing all underserved needs. The primary challenge is the inherent limitation of available funds; while the grants are substantial, the scale of need for affordable housing, infrastructure repair, and social services far exceeds the resources, forcing difficult decisions that leave many needs unmet. Furthermore, the complex and stringent federal regulations governing these grant programs create a significant administrative burden. This necessitates a considerable allocation for planning and compliance, which, while essential, diverts resources from direct service delivery and can slow project timelines. Finally, persistent economic challenges, including rising construction costs and the limited capacity of some non-profit partners to absorb and manage federal funds, can further hinder the ability to maximize the impact of every dollar and fully address the deep-seated needs of all underserved populations within the community.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG-2025- Programa de Rehabilitacion de Viviendas
	Target Area	Municipality of Caguas
	Goals Supported	Housing Assistance
	Needs Addressed	Adequate Housing
	Funding	CDBG: \$93,167.00
	Description	CDBG funds will be provided for housing rehabilitation activities to improve the condition of owner-occupied housing for low and moderate-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 low and moderate-income homeowner families will benefit from housing rehabilitation activities.
	Location Description	Citywide to eligible low and moderate-income homeowners.
	Planned Activities	Housing rehabilitation including roof repairs, plumbing, electrical, structural improvements, and accessibility modifications. All activities will serve households with incomes at or below 80% of Area Median Income as defined by HUD.
2	Project Name	CDBG-2025 Caguas Compite
	Target Area	Municipality of Caguas
	Goals Supported	Address Community and Economic Development Needs
	Needs Addressed	Economic Development
	Funding	CDBG: \$65,000.00
	Description	Economic development program designed to create jobs and assist businesses serving low and moderate-income areas or persons.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2 jobs will be created/retained and 2 businesses will be assisted, benefiting low and moderate-income persons.
	Location Description	Low and moderate-income areas citywide and businesses serving LMI clientele.

	Planned Activities	Business technical assistance, microenterprise development, job training, and business financing to create employment opportunities for low and moderate-income residents.
3	Project Name	CDBG-2025 Repaving
	Target Area	Caguas Low Income
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$620,001.00
	Description	Street and road improvements in low and moderate-income neighborhoods to enhance accessibility, safety, and property values.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4,000 low and moderate-income residents will benefit from improved street and road infrastructure.
	Location Description	Barrio Turabo neighborhoods: Villa Caliz I, Villa del Rey III, and Villa Esperanza serving low and moderate-income residents.
	Planned Activities	Street paving, sidewalk construction, drainage improvements, traffic safety enhancements, and related infrastructure improvements in qualifying low and moderate-income neighborhoods.
4	Project Name	Improvement to Public Facilities by Non Profit
	Target Area	Municipality of Caguas
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$318,374.00
	Description	Rehabilitation of existing public facilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 174 homeless persons will benefit from this public facility improvements.

	Location Description	Guarabi Borinquen Barrio Borinquen Atravesada CARR. #776 KM 863 Sector Valdes Caguas, P.R. 00726 Guarabi-Carib C. Herbert Hoover, Caguas, 00725 FUNDESCO 24-32 C. Campio Alonso, Caguas, 00725
	Planned Activities	This project consists of the allocation of resources for three projects to be undertaken by non profit organizations that serve the Homeless Population. The description of the projects are: The FUNDESCO proposed CDBG-funded project involves the rehabilitation of a public facility to improve safety, functionality, and energy efficiency for the benefit of low- and moderate-income residents. The scope of work includes the replacement of railings to enhance accessibility and prevent accidents, treatment of the roof to prevent water infiltration and structural deterioration, interior and exterior painting to preserve the facility and improve appearance, installation of a fire suppression system to meet safety standards, and the installation of new doors, locks, and solar-powered lighting fixtures to increase security and reduce energy costs. These improvements will ensure the facility remains safe, accessible, and functional for continued public use. The Guarabi project consists of the rehabilitation of the recreational facilities in the Borinquen Center. The project involves installing a fence around the half-court area to promote safe recreational sports activities and support positive social interaction. It aims to prevent unauthorized access, protect participants from accidents, and clearly define the recreational space. The Guarabi Carib Project includes the sanitary and sewer system of the Center. The project involves building a sanitary system to ensure safe and hygienic conditions for users and facilities. It aims to improve environmental health and protect the well-being of all participants.
	Project Name	CDBG-2025 Senior Services

5	Target Area	Municipality of Caguas
	Goals Supported	Public Services
	Needs Addressed	Services for those with needs
	Funding	CDBG: \$31,004.00
	Description	Comprehensive social welfare program for elderly residents and persons with disabilities providing in-home care, nutritional support, and companionship services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	A total of 350 persons will benefit from the activity.
	Location Description	Citywide to eligible low and moderate-income elderly and disabled residents.
	Planned Activities	In-home care assistance, nutritional support, medication management, personal hygiene assistance, and companionship services for elderly and disabled residents meeting HUD income guidelines.
6	Project Name	CDBG-2025 SANOS
	Target Area	Municipality of Caguas Caguas Low Income
	Goals Supported	Public Services
	Needs Addressed	Services for those with needs
	Funding	CDBG: \$33,097.00
	Description	Health education and community intervention program targeting substance abuse prevention in 20 communities through educational workshops and outreach activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 low and moderate-income residents will benefit from health education and substance abuse prevention services.
	Location Description	20 communities citywide serving low and moderate-income residents.

	Planned Activities	Community outreach interventions, substance abuse prevention activities, and health education programs targeting low and moderate-income communities.
7	Project Name	CDBG-2025 Rescate Criollo
	Target Area	Caguas Low Income
	Goals Supported	Public Services
	Needs Addressed	Services for those with needs
	Funding	CDBG: \$29,738.00
	Description	Cultural programming to rehabilitate public plazas in urban center, mitigate substance abuse activities, and promote community engagement through cultural activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,000 low and moderate-income residents will benefit from cultural programming and public space improvements.
	Location Description	Urban center public plazas serving adjacent low and moderate-income communities.
	Planned Activities	Cultural events, public space activation, community programming, and public safety improvements to benefit low and moderate-income residents in adjacent areas.
8	Project Name	CDBG-2025 Arranque Juvenil
	Target Area	Caguas Low Income
	Goals Supported	Public Services
	Needs Addressed	Services for those with needs
	Funding	CDBG: \$39,738.00
	Description	Entrepreneurship training program for public school students to develop business skills and entrepreneurial culture among youth from low and moderate-income families.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 500 students from low and moderate-income families will benefit from entrepreneurship training.
	Location Description	Public schools citywide serving low and moderate-income students.
	Planned Activities	Entrepreneurship workshops, business skills training, hands-on business experience, and mentorship programs for students from low and moderate-income families.
9	Project Name	CDBG-2025 Nuestra Escuela
	Target Area	Caguas Low Income
	Goals Supported	Public Services
	Needs Addressed	Services for those with needs
	Funding	CDBG: \$99,738.00
	Description	Technical-vocational education program focusing on closing the digital divide and providing educational opportunities for low and moderate-income students.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 38 students from low and moderate-income families will benefit from educational services.
	Location Description	Urban center and citywide to low and moderate-income students.
	Planned Activities	Technical-vocational training, digital literacy education, technology access, and educational support services for students from low and moderate-income families.
10	Project Name	CDBG-2025 MAVI
	Target Area	Municipality of Caguas
	Goals Supported	Public Services
	Needs Addressed	Services for those with needs
	Funding	CDBG: \$19,733.00

	Description	Employment solutions program providing employer education about disability hiring, reasonable accommodation, and sign language training to increase employment opportunities for persons with disabilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 persons with disabilities from low and moderate-income families will benefit from employment services.
	Location Description	Citywide to low and moderate-income persons with disabilities.
	Planned Activities	Employer education workshops, sign language training, job placement assistance, and employment support services for low and moderate-income persons with disabilities.
11	Project Name	Planning and Administration
	Target Area	Municipality of Caguas
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$337,398.00 HOME: \$73,382.00
	Description	Planning and administrative activities necessary for the effective implementation of CDBG and HOME programs including environmental reviews, project monitoring, and compliance activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Cityhall
12	Project Name	HOME 2025 First Time Homebuyer
	Target Area	Municipality of Caguas
	Goals Supported	Housing Assistance

	Needs Addressed	Affordable Housing
	Funding	HOME: \$275,184.00
	Description	HOME funds will be provided for down payment and closing cost assistance to first-time homebuyers to increase homeownership opportunities for low and moderate-income families.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 low and moderate-income first-time homebuyer families will benefit from direct financial assistance.
	Location Description	Citywide to eligible first-time homebuyers.
	Planned Activities	Down payment assistance, closing cost assistance, homebuyer education, and counseling services. The Municipality will ensure that anticipated annual income of all adults in the family is determined using the Internal Revenue Service (IRS) adjusted gross income definition from IRS Form 1040.
13	Project Name	HOME 2025- Rehabilitacion por el Dueno
	Target Area	Municipality of Caguas
	Goals Supported	Housing Assistance
	Needs Addressed	Adequate Housing
	Funding	HOME: \$275,183.90
	Description	HOME funds will be provided for owner-occupied housing rehabilitation to improve housing conditions and maintain affordability for low and moderate-income homeowners.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3 low and moderate-income homeowner families will benefit from housing rehabilitation activities.
	Location Description	Citywide to eligible low and moderate-income homeowners.
	Planned Activities	Substantial housing rehabilitation including structural repairs, system upgrades, accessibility improvements, and code compliance modifications for homeowners meeting HOME income requirements.

14	Project Name	HOME 2025 CHDO
	Target Area	Municipality of Caguas
	Goals Supported	Housing Assistance
	Needs Addressed	Adequate Housing Affordable Housing
	Funding	HOME: \$110,073.00
	Description	HOME funds reserved for Community Housing Development Organization (CHDO) activities to develop affordable housing for low and moderate-income families.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1 affordable housing unit will be developed to benefit low and moderate-income families.
	Location Description	TBD
15	Planned Activities	Support for CHDO activities including affordable housing development, acquisition, rehabilitation, or new construction of rental or homeownership units for families meeting HOME income requirements.
	Project Name	ESG25 Caguas
	Target Area	Municipality of Caguas
	Goals Supported	Homeless Assistance
	Needs Addressed	Provision Services, Shelter and Housing Homeless
	Funding	ESG: \$149,133.00
	Description	ESG funds will be used for the following eligible activities: Street Outreach, Shelter, Homeless Prevention, Rapid Re-Housing, Data Collection (HMIS) and Administration.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	A total of 288 persons/families are expected to be served during PY 2025.
	Location Description	Citywide

	Planned Activities	With ESG funds the Municipality will undertake the following activities: Street Outreach, Shelter, Homeless Prevention, Rapid Re-Housing, Data Collection (HMIS) and Administration.
16	Project Name	Housing Choice Voucher Program 2025
	Target Area	Municipality of Caguas
	Goals Supported	Housing Assistance
	Needs Addressed	Affordable Housing
	Funding	Section 8: \$8,307,421.00
	Description	Housing Choice Voucher program providing tenant-based rental assistance to enable very low-income families to afford decent, safe, and sanitary housing in the private market.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,237 very low-income families will benefit from tenant-based rental assistance.
	Location Description	Citywide rental assistance for eligible very low-income families.
	Planned Activities	Monthly rental assistance payments, housing quality inspections, family self-sufficiency services, and administrative activities to support very low-income families in obtaining and maintaining decent housing in the private rental market.

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

In the Municipality of Caguas, strategic allocation of federal assistance through key programs is essential for addressing the unique challenges faced by low-income and minority populations. This geographic targeting within the entitlement's jurisdiction is crucial for enhancing equity and accessibility in community services and resources.

The Community Development Block Grant Program (CDBG) totaling \$1,686,988 plays a pivotal role in improving infrastructure and public services in designated low-income areas. Specific locales are prioritized for infrastructure upgrades:

Infrastructure Investments (\$938,375 total)

- Barrio Turabo Communities (\$620,001)- Street and road improvements in Villa Cáliz I, Villa del Rey III, and Villa Esperanza, serving 4,000 low and moderate-income residents with enhanced accessibility, safety, and property values.
- Guarabi/ FUNDESCO (\$318,374)- Public facility and infrastructure improvements serving 174 low and moderate-income residents in qualifying areas.

Public Services (\$253,048.20 total)

The CDBG's public service program dedicates funds to services for special populations within the community:

- Senior Services (\$31,004) Serving 350 elderly residents and persons with disabilities citywide with in-home care and support services.
- Youth Programs- Arranque Juvenil 2025 (\$39,738) serving 500 students and Nuestra Escuela (\$99,738) serving 38 students with educational and entrepreneurship development.
- Health Services- SANOS (\$33,097) serving 100 citizens through community interventions in 20 communities.
- Cultural Development- Rescate Criollo (\$29,738) serving 2,000 citizens through public space activation in the urban center.
- Disability Services- MAVI (\$19,733.20) serving 20 persons with disabilities through employment assistance.
- Nuestra Escuela-(\$99,738)-Serving 38 low income persons.

Housing Rehabilitation (\$93,166.80)

- The Programa de Rehabilitación de Viviendas serves 20 homeowner families citywide in

qualifying low and moderate-income areas.

Economic Development (\$65,000):

- Caguas Compite 2025 creates 2 jobs and assists 2 businesses in low and moderate-income areas.

Geographic Distribution

Target Area	Percentage of Funds
Municipality of Caguas	85
Caguas Low Income	15

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geographic priorities for investments were established through a comprehensive Citizen Participation process that engaged all communities within Caguas, resulting in the strategic allocation of \$10,739,967.70 across targeted areas. A key strategy for this process is the "Alcalde en tu Comunidad" (Mayor in Your Community) initiative.

This municipal program enables direct engagement with citizens by bringing Mayor William Miranda Torres and municipal services to different communities each month. It facilitates open communication with residents to directly address their needs and identify priority investments. As part of this initiative, municipal secretaries and departments relocate temporarily to the communities, setting up a Citizen Services Fair that runs several days from 9:00 a.m. to 1:00 p.m. During these events, residents can directly interact with the mayor and key municipal staff, receiving a wide range of services including:

- Guidance on affidavits and permits, public works requests, recycling and sanitation, FEMA projects, entrepreneurship, tourism, agribusiness, tax issues, and digital services.
- Police and emergency management orientation, information on housing options, Head Start program, educational services, and cultural and sports activities.
- Health services through the SANOS Mobile Unit, which offers primary medical care.
- Employment services in collaboration with the Alianza Municipal de Servicios Integrados, including job orientation, resume preparation, and training.

Discussion

The geographic priorities for the selected communities receiving assistance were established based on a focused consideration of income levels and community-identified needs. Specifically, these communities were chosen because at least 51% of their residents are classified as low and moderate-income individuals, ensuring compliance with federal targeting requirements. This demographic criteria ensures that the allocated \$10,739,967.70 in resources is directed towards areas where they can have the most

significant impact in addressing the needs of underserved populations.

Low Income Areas Targeting

- Area Benefit Activities (15% - \$1,611,494)- Concentrated in Barrio Turabo and other qualifying census tracts where infrastructure improvements will benefit entire low-income neighborhoods.
- Citywide Low-Income Targeting (85% - \$9,128,473.70)- Services and assistance available throughout the municipality but restricted to income-eligible households, ensuring broad access while maintaining federal compliance.

Geographic Equity Considerations

The distribution balances concentrated neighborhood investments with citywide accessibility, ensuring that residents in all areas of Caguas can access housing assistance, social services, and economic development opportunities. The 85% citywide allocation ensures that low-income residents throughout the municipality can access critical services like Section 8 vouchers, homeownership assistance, and social services, while the 15% area-specific allocation provides concentrated infrastructure improvements in the highest-need neighborhoods.

A map detailing the locations of these projects is included in the attachments section for reference. This visualization supports a clear understanding of where investments are being made and helps in assessing the coverage and focus of the assistance provided to 4,283 beneficiaries across the municipality's low and moderate-income areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Municipality has outlined its 2025-2026 Action Plan, with a strategy focused on enhancing housing opportunities and addressing critical needs within the community. The plan dedicates HUD resources to tackle challenges ranging from affordable housing and housing adequacy to homelessness. Through a combination of established programs such as CDBG, HOME, Section 8, and the Emergency Solutions Grant (ESG), Caguas aims to deliver tangible outcomes for its residents, including a pathway to homeownership, support for existing homeowners, and a safety net for those facing housing instability.

To address the need for **adequate housing**, the municipality will continue its commitment to preserving the existing housing stock. An allocation of 275,184 from HOME and 93,166 from CDBG will be directed towards the Homeowner Housing Rehabilitation program. The HOME funds are expected to assist three homeowners in making essential repairs and improvements to their properties, ensuring their homes remain safe and habitable. The CDBG program expects to serve 20 households with minimal rehabilitation.

Recognizing the urgent issue of **homelessness**, the plan leverages the Emergency Solutions Grant (ESG) for a two-pronged approach. A total of \$22,465 is designated for homelessness prevention activities, with the goal of assisting three individuals or families at risk of losing their housing. Additionally, \$20,000 will be used for tenant-based rental assistance and rapid rehousing services, aiming to quickly move 25 homeless individuals or families into stable housing.

In total, the proposed initiatives for the 2025-2026 cycle represent a multi-faceted approach to improving the housing landscape in Caguas, with targeted investments designed to support a wide spectrum of community needs.

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	1,266
Special-Needs	0
Total	1,272

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,243
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	6

One Year Goals for the Number of Households Supported Through	
Total	1,272

Table 60 - One Year Goals for Affordable Housing by Support Type
Discussion

As shown in the above tables the Municipality has established one-year housing goals aimed at supporting 1,272 total households across multiple categories. The municipality plans to assist 6 homeless households, 1,266 non-homeless households, with an unspecified number of special-needs households completing the total. To achieve these goals, Caguas will primarily rely on rental assistance programs targeting 1,243 households, while also pursuing housing development through the production of new units (amount not specified), rehabilitation of 23 existing units, and acquisition of 6 existing units. This comprehensive approach demonstrates Caguas's commitment to addressing diverse housing needs through both immediate assistance programs and long-term housing stock improvements, with rental assistance serving as the primary strategy to help residents maintain stable housing in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Puerto Rico Public Housing Administration (PR-PHA) is primarily responsible for planning, implementing, and managing public housing policies within the Municipality of Caguas. The Municipality collaborates significantly with the State Government to meet the housing needs of those living in public housing projects. In addition to being a vital partner in public housing strategy, the Municipality serves as a Public Housing Agency for the Housing Choice Voucher Program (HCVP), commonly known as the Section 8 Program. This role involves managing and administering the HCVP with an allocation of \$8,307,421 to provide housing assistance to 1,237 eligible individuals and families within the community during the 2025-2026 program year.

The Municipality supports the State Government in its effort to provide safe and decent rental housing to eligible low-income families, the elderly, and individuals with disabilities. To further these goals, the Municipality will continue to offer essential public services to the entire community, including those in public housing. Additionally, the Municipality will address any needs related to community facilities, public improvements, or economic development that are not currently being met by the State Government.

The Public Housing Administration provides several services as outlined in its PHA Plan, including:

- An Economic Self-sufficiency program aimed at promoting and facilitating the economic independence of families served by the Department of Housing and Urban Development (HUD).
- Secondary education under the Education program of Law 217.
- Training sessions for residents of public housing.
- An employment program that allocates residents to various job opportunities.
- Residents' Councils.
- Community Digital Libraries. These initiatives are designed to empower residents and enhance their opportunities for economic and personal development.

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

No CPD funded activity will directly serve only the Public Housing projects located within the Municipality boundaries. Nevertheless, the local public policy service strategy includes the public housing population among the service delivery groups that benefits from the Municipality's public services and community development activities. Various activities included in the 2025-2026 action plan benefit the public housing residents, among them:

- SANOS (\$33,097)- Health education and substance abuse prevention services serving 100 citizens, including public housing residents, through educational workshops and community

interventions in 20 communities.

- Arranque Juvenil 2025 (\$39,738)- Entrepreneurship training program for 500 students from public schools, providing business skills development and hands-on experience to youth including those from public housing families.
- Caguas Compite 2025 (\$65,000)- Economic development program creating 2 jobs and assisting 2 businesses, providing technical assistance for business creation and economic opportunities accessible to public housing residents.
- Senior Services (\$31,004)- Comprehensive social welfare program serving 350 elderly residents and persons with disabilities, including those residing in public housing, with in-home care, nutritional support, and companionship services.
- Nuestra Escuela (\$99,738)- Technical-vocational education program for 38 students focusing on closing the digital divide, providing educational opportunities for public housing youth.

In addition, the Housing Department of the Municipality provides opportunities to Public Housing Residents through:

- Section 8 Housing Choice Voucher Program (\$8,307,421)- Tenant-based rental assistance serving 1,237 very low-income families, including those transitioning from public housing or seeking alternatives to public housing.
- First Time Homebuyer Assistance (\$275,184)- Down payment and closing cost assistance for 6 low-income families, including public housing residents interested in homeownership.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

This is the direct responsibility of the PR Public Housing Authority. Therefore, the Municipality of Caguas will support all measures and initiatives that the State Government takes to encourage project residents to be involved in management and homeownership initiatives. However, the Municipality of Caguas will provide direct homeownership support through:

- First Time Homebuyer Program (\$275,184)- Down payment and closing cost assistance to 6 public housing tenants and other eligible low-income families interested in acquiring affordable housing units. The program includes homebuyer education and counseling services to ensure successful transitions to homeownership.

The Municipality also supports resident involvement through:

- Technical assistance and referrals to public housing resident councils
- Support for resident participation in municipal planning processes through the "Alcalde en tu

Comunidad" initiative

- Coordination with PR-PHA on resident engagement activities
- Information sharing about homeownership opportunities and financial literacy programs

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

No direct financial assistance will be provided to the PR Public Housing Authority if it is designated as troubled. However, the Municipality will be willing to provide comprehensive technical assistance to the PR-PHA in management, budget, administration, planning and programmatic compliance aspects, which will have the effect of improving the management and administration capabilities of the State employees and the service structure of the PR-PHA as a public agency.

Discussion

In conclusion, the Municipality of Caguas plays a crucial role in supporting the Puerto Rico Public Housing Administration's efforts to enhance the quality of life for residents within public housing. Through the administration of the \$8,307,421 Section 8 Housing Choice Voucher Program serving 1,237 families and by providing \$1,103,375 in CDBG and HOME-funded services and activities that benefit public housing residents, Caguas is dedicated to providing a comprehensive spectrum of services from economic development initiatives to cultural and educational opportunities.

The Municipality's 2025-2026 strategy serves public housing residents through multiple pathways: direct housing assistance via Section 8 vouchers, homeownership opportunities through first-time homebuyer programs, economic development through job training and business assistance programs, health and education services through community-based organizations, and infrastructure improvements that benefit entire neighborhoods including public housing communities.

These programs not only address immediate housing needs but also promote long-term economic and personal growth among residents. By investing \$550,367.90 in homeownership assistance and \$254,625 in public services that include public housing residents, the Municipality creates pathways for residents to achieve greater independence and stability. Moving forward, the Municipality will continue to focus on strategic partnerships and innovative approaches to meet the evolving needs of its community, ensuring that public housing residents receive comprehensive support and have access to the resources necessary for achieving economic self-sufficiency and successful transitions to independent living.

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

Introduction

The Municipality of Caguas is committed to providing vital resources to individuals experiencing homelessness or at risk of losing their homes. Throughout program year 2025-2026, we will leverage ESG funding totaling \$149,133 to bolster housing, shelter, and service programs. Caguas actively collaborates with the PR-503 Continuum of Care (CoC), a regional coalition dedicated to ending homelessness. Our Housing Department representative plays a key role on the CoC Board of Directors, ensuring local strategies align with regional efforts for maximum impact.

The Municipal Department of Housing administers the ESG program, aligning local actions with broader CoC objectives. For 2025-2026, the Municipality has allocated ESG funds across multiple critical activities: \$89,479 for Outreach and Shelter services, \$22,465 for Prevention activities, \$20,000 for Rapid Rehousing assistance, \$6,000 for HMIS data management, and \$11,189 for ESG Administration. These strategic investments will directly address the varied needs of our community's most vulnerable populations.

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

Throughout program year 2025-2026, the Municipality of Caguas will implement a outreach strategy targeting 50 homeless individuals through our ESG-funded Outreach and Shelter program. With an allocation of \$89,479, this initiative will provide emergency shelter operations, street outreach services, case management, and support services designed to connect homeless individuals and families with housing and essential services.

The outreach program will focus on building trust and rapport with unsheltered individuals, conducting comprehensive needs assessments, and facilitating connections to appropriate resources. Outreach workers will actively engage with the homeless population in various locations throughout the municipality, providing immediate assistance while working toward long-term housing solutions. Services will include emergency health and mental health care referrals, transportation assistance, case management, and connections to substance abuse treatment, employment assistance, and legal aid based on individual needs.

Our outreach efforts will prioritize unsheltered persons who face the greatest challenges in accessing basic necessities and services. The program will maintain detailed records through the Homeless Management Information System (HMIS), supported by \$6,000 in ESG funding, to ensure effective

tracking of outcomes and coordination with regional homeless services providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Municipality's ESG-funded Outreach and Shelter program will provide 50 overnight/emergency shelter and transitional housing bed opportunities during the 2025-2026 program year. With \$89,479 allocated to this critical service, the program will support shelter operations including maintenance, utilities, security, food, furnishings, and essential supplies needed to maintain safe and dignified emergency housing options.

Emergency shelter services will be coordinated with local nonprofit organizations and service providers within the PR-503 Continuum of Care network. The shelter program will provide not only immediate housing but also wraparound services including case management, health care coordination, and housing search assistance to help residents transition to permanent housing as quickly as possible.

The Municipality recognizes that emergency shelter represents a critical first step in the housing continuum, and our shelter programming will emphasize rapid connection to permanent housing solutions rather than long-term shelter stays. All shelter services will be delivered in coordination with HMIS data collection requirements to support effective case management and regional coordination efforts.

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 will implement a Rapid Rehousing program with \$20,000 in ESG funding to assist 2.6 homeless households in quickly exiting homelessness and returning to permanent housing. This program will provide short-term rental assistance, security deposits, utility payments, case management, and housing search assistance to help homeless households quickly obtain and maintain permanent housing.

Rapid Rehousing services will target individuals and families currently residing in emergency shelters or places not meant for human habitation, with the goal of moving them as quickly as possible into permanent housing and achieving stability. The program will provide flexible financial assistance tailored to individual household needs, combined with intensive case management services to address barriers to housing stability.

Case management services will include housing search assistance, landlord negotiation, lease support, and connections to mainstream benefits and services that support long-term housing stability. The program will maintain follow-up services for participating households to prevent returns to

homelessness and ensure sustained independent living.

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

The Municipality will allocate \$22,465 in ESG Prevention funding to assist 3 at-risk households in maintaining their current housing or quickly obtaining alternative housing. This prevention program will provide rental assistance, utility payments, security deposits, case management, and support services for households at imminent risk of homelessness.

Prevention services will prioritize extremely low-income individuals and families who are at highest risk of homelessness, including those being discharged from publicly funded institutions such as health care facilities, mental health facilities, foster care systems, and corrections programs. The program will also target individuals and families receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Eligible prevention activities will include short-term rental assistance to prevent eviction, utility assistance to prevent service disconnection, security deposits and first month's rent for families needing to relocate to affordable housing, and case management services to help households access mainstream benefits and services that support housing stability. All prevention services will be provided in coordination with local social service agencies and the broader homeless services system to ensure comprehensive support.

Discussion

As we move forward into the 2025-2026 program year, the Municipality of Caguas remains committed to ending homelessness through strategic ESG investments totaling \$149,133 and continued coordination with the PR-503 Continuum of Care. Our integrated approach addresses immediate needs through emergency shelter and outreach services while prioritizing rapid transitions to permanent housing through our Rapid Rehousing program and preventing homelessness through targeted prevention services.

The Municipality's comprehensive strategy will serve 55.6 individuals and households across our four primary ESG service components, supported by robust data collection and program administration. By maintaining focus on rapid exits from homelessness, prevention of housing crises, and coordination with regional partners, we are dedicated to creating a supportive environment where homelessness is effectively addressed and prevented. Through continuous evaluation and adaptation of our strategies, the Municipality of Caguas will continue to uphold the dignity and well-being of every individual while

working toward the ultimate goal of ending homelessness in our community.

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

Introduction:

To address significant barriers to affordable housing, the Municipality will evaluate and pursue a multi-faceted strategy focused on reducing development costs through comprehensive tax and financial incentives. Key actions include exploring a tax reform to lower or eliminate the IVU (sales tax) on construction materials for qualified projects and providing exemptions from property taxes, municipal license fees (*patente municipal*), and construction excise taxes for a five-year period. These incentives are designed to make affordable housing projects more financially viable for developers and property owners, requiring collaboration with the Treasury Department and the Puerto Rico Legislature for their successful implementation.

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

The strategy to remove the barriers to affordable housing is included in the appendix section.

Discussion:

The Municipality will tackle procedural and regulatory hurdles by reforming its permitting and fee structures. This involves advocating for and creating a streamlined, expedited permitting process for prefabricated homes to reduce administrative delays and costs. Additionally, a comprehensive review of all development-related fees will be undertaken between 2025 and 2030, with the goal of establishing a tiered fee system, offering waivers for affordable projects, and providing deferred payment options. These procedural reforms aim to lower upfront expenses and simplify the development process, with initial reform legislation anticipated by mid-2026.

AP-85 Other Actions – 91.220(k)

Introduction:

In this section we include the other actions that will be taken to improve the life conditions of low- and moderate-income population, that in general is also the underserved population. The initiatives and plans set for the 2025-2026 program year are designed not only to meet the immediate needs of these communities but also to foster long-term, sustainable improvements. By harnessing both municipal and federal resources totaling over \$10.7 million across CPD programs, Caguas is poised to address the unique challenges faced by its elderly citizens, individuals with disabilities, those grappling with addiction, persons with HIV/AIDS, and victims of violence. This section of the plan outlines the concrete actions and comprehensive strategies that will be deployed to dismantle the barriers these groups face, ensuring they are not only supported but also integrated into the fabric of community life. The actions that Caguas will undertake during PY 2025-2026 are aligned to advance the goals of the Caguas Consolidated Plan. Below is a description of how this is planned.

Actions planned to address obstacles to meeting underserved needs

The Municipality of Caguas has outlined a plan to address the challenges faced by underserved populations, with a special focus on individuals with special needs. This includes elderly citizens, individuals with disabilities, those battling addiction, persons with HIV/AIDS, and victims of violence. The initiatives planned for the program year 2025-2026 demonstrate a proactive approach to leveraging both municipal and federal resources to create meaningful change.

The CPD programs and initiatives aimed at addressing the needs of underserved populations in Caguas are:

CDBG

- Senior Services (\$31,004)- Provides comprehensive social welfare programs for 350 elderly residents and persons with disabilities, including in-home care, nutritional support, and companionship services.
- Arranque Juvenil 2025 (\$39,738)- Youth entrepreneurship program serving 500 students with business skills training and hands-on experience.
- Nuestra Escuela (\$99,738)- Technical-vocational education program for 38 students, focusing on closing the digital divide and providing educational opportunities.
- SANOS (\$33,097)- Health education and substance abuse prevention program serving 100 citizens through community interventions in 20 communities.
- MAVI (\$19,733.20)- Employment solutions program for 20 persons with disabilities, including employer education and sign language training.
- Rescate Criollo (\$29,738)- Cultural programming serving 2,000 citizens to rehabilitate public spaces and address substance abuse through community engagement.
- Caguas Compite 2025 (\$65,000)- Economic development program creating 2 jobs and assisting 2

businesses.

ESG

- Outreach and Shelter (\$89,479)- Emergency shelter and outreach services for 50 homeless individuals, including case management and support services.
- Prevention (\$22,465)- Homelessness prevention services for 3 at-risk households.
- Rapid Rehousing (\$20,000)- Housing assistance for 2.6 homeless households to quickly transition to permanent housing.

Caguas' administrative structure is one of its main strengths and the following are some of the ways the municipality commits and focuses on providing quality services to the underserved population during PY 2025-2026:

- Atención Ciudadana Center - Primary contact center where needs posed by people of Caguas are evaluated and referred to the appropriate municipal department.
- Early Head Start and Head Start Centers - Provide services to children of low-income families.
- Oficina de Servicios a la Mujer - Provides women varied services including health services and counseling, education for economic progress, and domestic violence referrals.
- Educational Services - Opportunities for education and personal development through economic assistance to low-income students, library services, and internet access citywide.
- Recreation and Culture - Recreational, sports, and cultural activities provided citywide including gymnasiums, courts, parks, theaters, museums, and cultural centers.
- Job Training Programs - WIOA and Economic Development Department programs to help households increase income through better employment opportunities.
- AMSI - Tutoring, remedial education, high school diploma courses, summer employment, work experience, internships, and educational counseling.

Actions planned to foster and maintain affordable housing

The Municipality of Caguas has established a comprehensive plan to foster and maintain affordable housing as part of its 2025-2026 action plan, utilizing various funding sources and programs designed to target low-income persons and support their housing needs:

HOME Investment Partnerships Program

- First Time Homebuyer (\$275,184)- Assists 6 low-income first-time homebuyers with down payment and closing cost assistance, reducing initial barriers to homeownership and promoting long-term stability.
- Rehabilitación de Vivienda Por Dueño (\$275,183.90)- Provides comprehensive housing rehabilitation for 3 low-income homeowner families to improve housing conditions and

maintain affordability.

- CDBG Housing Programs (\$93,166.80) Programa de Rehabilitación de Viviendas- Provides housing rehabilitation for 20 low and moderate-income homeowner families, including roof repairs, plumbing, electrical, structural improvements, and accessibility modifications. Section 8 Housing Choice Voucher Program- The largest component of our affordable housing strategy serves 1,237 very low-income families with tenant-based rental assistance, allowing the very low-income population to live in adequate housing where eligible families get housing accommodations that satisfy their family size and age needs. This program also expands rental market opportunities for property owners, preventing rental market decay and slum and blight conditions in communities. These structured initiatives demonstrate a comprehensive approach by the Municipality of Caguas to not only increase the availability of affordable housing but also enhance the quality of housing and support services for low-income and vulnerable populations. This strategic focus ensures that affordable housing is not just a temporary remedy but a stable, long-term solution for community members in need.

Actions planned to reduce lead-based paint hazards

The Municipality of Caguas is committed to ensuring the safety and health of its residents, particularly when it comes to the risk posed by lead-based paint in affordable housing. Compliance with lead-based paint regulations is essential not only for protecting public health but also for adhering to federal and local guidelines. The following measures will be implemented across our housing programs:

HOME Program

- Conduct visual assessments and/or inspections for lead-based paint hazards in any home built before 1978 for all rehabilitation and homebuyer assistance activities.
- Provide every owner and occupant with the educational pamphlet "Protect Your Family from Lead in Your Home" prior to starting any rehabilitation work.
- Obtain signed acknowledgments from buyers confirming receipt of required disclosures and pamphlet, and opportunity to conduct lead-based paint inspection or risk assessment.
- Issue notices of any lead-based paint hazards to potential purchasers as part of standard disclosure process.
- Require sellers to disclose known lead-based paint hazards to all potential buyers prior to sale agreement execution.

CDBG Housing Rehabilitation Program

- Conduct comprehensive lead-based paint assessments for all 20 housing rehabilitation projects involving homes built before 1978.
- Implement safe work practices and lead hazard reduction activities as required by federal

regulations.

- Provide lead safety education to all homeowners receiving rehabilitation assistance.

Housing Choice Voucher Program

- Perform visual assessments to identify deteriorated paint during initial and annual inspections of each assisted unit.
- Require clearance testing as necessary to ensure lead-based paint hazards have been adequately addressed before rehabilitation work begins.
- Provide every owner and occupant with lead safety educational materials prior to any rehabilitation work.

Actions planned to reduce the number of poverty-level families

The Municipality of Caguas has prepared a strategic approach to reduce the number of poverty-level families within the community through a comprehensive \$10.7 million investment across multiple programs in the 2025-2026 Action Plan. This strategy leverages HOME, ESG, CDBG, and Section 8 programs to address different facets of poverty and improve economic stability among residents.

Housing Stability and Wealth Building- The HOME Investment Partnership Program targets low-income individuals by facilitating homeownership through the First Time Homebuyer initiative (\$275,184 serving 6 families) and supporting CHDO activities (\$110,073 for 1 unit). These efforts provide housing solutions that are fundamental to lifting families out of poverty. By enabling access to affordable housing and homeownership, the municipality promotes long-term financial stability as homeownership can lead to accumulated wealth and reduced dependency on public assistance.

Crisis Prevention and Stabilization- Emergency Solutions Grants (\$149,133) focus on individuals who are homeless or at risk of homelessness through outreach, shelter support, prevention, and rapid rehousing services. By securing stable housing for 55.6 vulnerable individuals and families and preventing homelessness before it starts, these actions directly contribute to reducing poverty by stabilizing individuals and families in crisis, thereby preventing the spiraling effects of homelessness which often exacerbate poverty conditions.

Community Infrastructure and Services- The Community Development Block Grant Program invests \$1,697,500 in infrastructure improvements (\$938,375) in low-income areas and supports public service programs (\$254,625) that benefit 3,008 elderly residents, youth, and vulnerable populations. Programs like Senior Services, Arranque Juvenil 2025, and Nuestra Escuela provide support and services that uplift entire families. Improved infrastructure in impoverished neighborhoods makes these areas safer and more livable, enhancing quality of life and making these areas more conducive to economic

development.

Economic Development and Employment- Economic development initiatives, notably the Caguas Compite program (\$65,000) and MAVI employment services (\$19,733.20), focus on job training, business development, and employment assistance. These programs are crucial for enabling residents to acquire better jobs and increase their incomes. By creating 2 jobs, assisting 2 businesses, and providing employment services to 20 persons with disabilities, Caguas directly addresses root causes of poverty by equipping residents with skills and opportunities needed to achieve economic independence.

Together, these initiatives represent a comprehensive approach to reducing poverty in Caguas. By addressing housing, economic stability, and community infrastructure simultaneously, the Municipality aims to create a sustainable model of development that reduces the number of poverty-level families while enhancing overall quality of life for all residents.

Actions planned to develop institutional structure

The Municipality of Caguas operates with a method of sustainable development which enables the design and implementation of strategies by listening to the voice of the residents of the communities. As a result of this method that includes dialog, identification of needs and analysis of priority issues, the Municipality adopted the model of Democratic Governance. This vision has transformed Caguas into a community to be emulated and followed by others on the Island.

To leverage CPD resources totaling \$10,739,967.70, the Municipality will work in collaboration with the Puerto Rico Department of Housing (CDBG-DR Funds) and COR3 (FEMA PA Funds). The Municipality's coordinated strategy uses available resources to place stronger emphasis on community needs, goals, objectives and outcomes. This includes the following efforts to strengthen and develop institutional structure:

- Geographic Targeting- Infrastructure and economic development funding (\$1,003,375) targeted to areas of the city with higher poverty rates, lower incomes, and reduced access to transportation, specifically Barrio Turabo neighborhoods and other qualifying low-income areas.
- Service Coordination- Increase coordination between housing and supportive service providers to reduce duplicative efforts, encourage partnerships, increase transparency, and standardize processes across programs serving 4,283 total beneficiaries.
- Vulnerable Population Support- Strengthen support for the city's most vulnerable populations, including the chronically homeless (56 individuals served through ESG), families (1,237 served through Section 8), the disabled (20 served through MAVI), and the low-income elderly (350 served through Senior Services).
- Self-Sufficiency Integration- Support housing efforts that connect residents with supportive services and programs that improve self-sufficiency, particularly through the coordination of

housing assistance with job training and educational programs.

- Technical Assistance- Provide technical assistance to agencies implementing CDBG, ESG, and HOME funded activities to ensure compliance and support of program objectives, supported by \$421,969 in administrative funding.
- Capacity Building- Support employee training and certifications to expand internal knowledge base on HUD programs and housing and community development best practices.

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

The 2025-2026 CPD funds allocation of \$10,739,967.70 integrates Housing and Social Services entities through multiple funding sources and programs aimed at improving housing stability and social services for various populations:

- HOME Investment Partnership Program (\$733,822.90) This program includes significant partnership with Community Housing Development Organizations (CHDOs) through a \$110,073 allocation. By funding CHDOs specifically, the municipality facilitates the creation and maintenance of affordable housing solutions through private entities, ensuring a collaborative approach to housing for low-income persons.
- Emergency Solutions Grants (\$149,133) The ESG program involves private social service entities in several components:
 - Outreach and Shelter (\$89,479): Private social service entities provide outreach and shelter services, combining public funds with private execution to serve 50 homeless individuals.
 - Prevention and Rapid Rehousing (\$42,465): Private entities manage prevention and rapid rehousing services, enhancing intervention effectiveness for 5.6 households at risk of or experiencing homelessness.
- Community Development Block Grant Program (\$1,697,500) Integration of private entities is evident in infrastructure and public service components:
 - Public Services (\$254,625): Multiple private organizations including SANOS, Nuestra Escuela Inc., and MAVI receive funding to deliver specialized services to 3,008 beneficiaries, demonstrating strategic leveraging of private expertise to deliver public services effectively.
 - Infrastructure Projects (\$938,375): Coordination with private contractors and community organizations to implement street improvements and public facility enhancements serving 4,174 residents.
- Section 8 Housing Choice Voucher Program (\$8,307,421) This program inherently involves coordination between the public housing authority and private landlords, creating a market-based approach to affordable housing that serves 1,237 very low-income families while

expanding opportunities for private property owners.

Coordination Mechanisms

- Regular meetings between public agencies and private service providers to ensure seamless service delivery
- Shared data systems and referral processes to eliminate service gaps
- Joint training and capacity building initiatives
- Coordinated outreach and marketing efforts to reach target populations
- Standardized intake and assessment procedures across public and private providers

Discussion:

In conclusion, the Municipality of Caguas has laid out a detailed and proactive blueprint for the 2025-2026 program year, backed by \$10,739,967.70 in CPD investments aimed at significantly enhancing the quality of life for its underserved populations. Through strategic planning, collaborative efforts, and dedicated resource allocation serving 4,283 total beneficiaries, these initiatives represent a forward-thinking approach to urban governance and social welfare. By focusing on tailored services, educational and economic opportunities, and robust support systems, Caguas is not just planning for immediate relief but is also planting the seeds for enduring prosperity and inclusivity. As these plans are implemented, they will transform individual lives while strengthening the community as a whole, setting a commendable example of empathy-driven development that addresses housing, economic opportunity, infrastructure, and social services in a comprehensive and coordinated manner.

Program Specific Requirements

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

Introduction:

The Housing and Community Development strategy of the Municipality of Caguas is founded on a collaborative vision. This strategy involves partnerships with the Public Sector, State and Federal Governments, and local community organizations, all dedicated to improving the quality of life for residents. In order to effectively utilize HUD funds, Caguas adheres to specific requirements of the CDBG, HOME, and ESG Programs.

Specific Requirements for the HOME Program:

For the purpose of determining annual (gross) income under the HOME Program, the Municipality uses the definition of Adjusted Gross Income as specified in the IRS Form 1040.

First Time Homebuyer Program:

Individuals interested in the First Time Homebuyer Program must complete an application and attend an orientation meeting. After the orientation, applicants are placed on a waiting list organized by the date of application; no preferences are given. Selection from the waiting list is on a first-come, first-served basis. Further information or applications can be obtained at:

- Consolidated Medical Plaza, 4th Floor – Office 407, Caguas, Puerto Rico
- Phone: (787) 653-8833, (787) 744-8833
- Extensions: 1500, 1510, 151

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 |

Total Program Income:

0

Other CDBG Requirements

1. The amount of urgent need activities

0

<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF]
DELETE_TABLE_IF_EMPTY=[YES]>

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(l)(2)

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

In compliance with 24 CFR 92.205 (b) (1), the Municipality of Caguas will not use other forms of investment for the HOME Program beyond those identified in Section 92.205. The Municipality of Caguas will use the deferred payment loan as a direct subsidy that will reduce the purchase price from fair market value and will provide direct assistance to the homebuyer for the down payment and/or closing costs. This will be a non-interest-bearing loan that will require the property as collateral security to guarantee the recapture provision. The security will be implemented as a "soft second mortgage" through a lien to the fee simple ownership annotated in the Department of Justice Property Register. The loan will be considered paid in full at the end of the affordability period and repayment only triggered and required through the recapture provisions in case of sale or transfer of the property executed before the completion of the affordability period.

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:

The HOME subsidy is the financial assistance provided directly to the homebuyer by the Municipality of Caguas HOME Program and it corresponds to the amount of HOME funds disbursed for down-payment and/or closing costs. This subsidy has the effect of reducing the purchase price of the housing unit from fair market value to an affordable price. It does not include any development subsidy made available to the developer to make the housing unit affordable to the homebuyer. This financial assistance to the homebuyer will constitute a deferred payment loan, which does not bear any interest on the principal. This loan is secured through a "soft second mortgage" through a

lien on the fee simple ownership annotated in the Puerto Rico Department of Justice Property Register.

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:

The Municipality of Caguas HOME Program selected the recapture provision as the method to comply with the affordability period requirement of the HOME Program established in 24 CFR 92.254. (copy of the written standards are included in the attachment section of this document)

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:

During program year 2025 HOME funds will not be used to refinance existing debt of multifamily housing projects.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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

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

The ESG written standards are included in the attachment section.

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 CoC PR-503 Coordinated Entry System (CES) works closely in collaboration with the 54 local governments and homeless housing and supportive service providers in the CoC's entire geographic area, including Puerto Rico Government Agencies and ESG Recipients and Sub-recipients, HOPWA, SAMHSA's PATH, SAMHSA's CABHI and GBHI, Homeless Veteran Programs (HUD-VASH, SSVF, GPD). The system was designed to assess and respond to the needs of homeless individuals and families in a unified and standardized manner. Here's a summary of the key features and functions of the CES:

- **Unified Access Points:** The CES establishes several access points, including a toll-free phone line, service centers, and community outreach programs. This ensures that homeless individuals and families have multiple avenues to connect with services.
- **Assessment and Prioritization:** Upon entry into the system, individuals and families are assessed to determine their immediate needs and their priority level for housing and services. This includes using standardized screening and assessment tools to evaluate their situation.
- **Housing and Service Referrals:** Based on the assessment, referrals are made to appropriate housing options and supportive services. The CES aims to match individuals and families with interventions that best meet their needs, ensuring that those with the greatest needs receive priority.
- **Coordination and Collaboration:** The CES facilitates coordination among various service providers within the CoC to ensure that efforts are not duplicated and resources are utilized efficiently. This includes regular communication and case conferencing among providers.
- **Ongoing Training and Compliance:** Agencies participating in the CES are required to adhere to established procedures and attend regular training. This ensures that staff are knowledgeable about the CES process and compliant with federal regulations.
- **Documentation and Data Management:** Robust documentation and data management practices are integral to the CES, ensuring that all interactions and outcomes are recorded for accountability and continuous improvement.

- Inclusion and Non-Discrimination: The CES operates under principles of fairness and equality, ensuring that services are accessible to all eligible individuals without discrimination based on any protected characteristics.

Overall, the CoC PR-503's CES is designed to streamline access to services, improve the efficiency of resource allocation, and enhance the overall effectiveness of interventions for homeless populations within its jurisdiction.

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).

The Municipality of Caguas distributes Emergency Solutions Grant (ESG) funds through a process designed to ensure transparent and equitable allocation. Organizations seeking to access these funds, for which the municipality serves as a HUD grantee, are required to submit detailed proposals. The submission period for these proposals is announced during the citizen participation process of the Annual Plan. Interested organizations should prepare their proposals describing their project and using the guidelines provided during the process. These proposals must clearly define the project's objectives and identify the target population that will benefit from the services. Additionally, each proposal must demonstrate compliance with all applicable regulations and guidelines set forth by HUD.

The Department of Housing of the Municipality of Caguas is responsible for the review and evaluation of all submitted proposals. The evaluation process focuses on the proposal's alignment with the strategic objectives of the Caguas Consolidated Plan for Program Years 2025 to 2029. This plan outlines the municipality's priorities and goals in addressing local housing and community development needs. The selection process aims to fund projects that effectively address the needs of the most vulnerable populations within the community, supporting the municipality's broader goal of improving living conditions and reducing homelessness. Organizations are encouraged to submit well-constructed proposals that align with these community objectives to enhance their chances of receiving funding.

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.

In concurrence with the participation requirements in 24 CFR 576.405(a), the Municipality of Caguas, is an active member of the CoC-503. The Board of this CoC association has two (2) homeless representatives and other board members who are formerly homeless as well, and they participate in the decision making related to policies and funding. Also, CoC-503 By laws, included the creation of a homeless committee as to ensure and expand the participation of the homeless individuals in

providing more accurate input on needs and deeper insight on how to address these to alleviate and find solutions to the situation related to homelessness. In addition, Caguas includes as part of its planning process continued consultation with collaborative entities serving the homeless population, it considers their input to decide on ESG use of funds which can be targeted use/development of facilities and the provision of services to address the identified needs.

5. Describe performance standards for evaluating ESG.

In evaluating sub-recipients or service providers, as required by the regulations, Caguas developed and adopted Performance Standards. By means of these standards assessing and measuring recognition of effectiveness and success takes into account the following: 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. Caguas ESG use of funds aims the following specific standards:

- Emergency shelter must be provided with an average length of 60 days stay or less;
- At least 40% of emergency shelter clients are to be 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).

The Housing and Community Development approach of the Municipality of Caguas is centered on a collaborative vision, which involves various ongoing efforts in the community. These efforts entail partnerships between the Public Sector, State, and Federal Government to enhance the welfare of the community. The Municipality of Caguas is committed to pursuing joint objectives by collaborating with other entities.

Attachments

ATTACHMENT 1 CONTENT

A.1- Notice of Availability of Draft Plan

A.2- Notice Invitation to Public Hearings

A.3- Public Hearing Presentation

A.4-Public Hearing Attendance List

A.5- Public Hearing transcript

A.6- CoC Consultation Letter

A.7- List of Consulted Parties

A.1- Notice of Availability of Draft Plan



AVISO PÚBLICO
DISPONIBILIDAD DEL BORRADOR DEL PLAN CONSOLIDADO 2025-2029
Y PLAN DE ACCIÓN ANUAL 2025-2026 DEL MUNICIPIO AUTÓNOMO DE CAGUAS

MUNICIPIO AUTÓNOMO DE CAGUAS
Avenida 007 Caguas, PR 00726
Tel. 787.655.8633
www.caguaspr.gov

El Municipio Autónomo de Caguas (MAC), en conformidad con las disposiciones del Departamento de Vivienda y Desarrollo Urbano Federal (FHUD), por medio de este aviso y el Plan de Participación Ciudadana, anuncia la disponibilidad del borrador del Plan Consolidado para los años 2025-2029 y el Plan de Acción Anual para el año programático 2025-2026.

Este Plan incluye las estrategias municipales para cinco años y describe las actividades propuestas con el uso de fondos de los siguientes programas federales:

Asignación de Bloque para el Desarrollo Comunal (Community Development Block Grant - CDBG)
Programa de Alaridos e Inversión en Hogares (HOME Investment Partnership Program - HOME)
Gratificación para Soluciones de Emergencia (Emergency Solution Grant - ESG)

El año programático 2025-2026 comenzará el 1 de julio de 2025 y finalizará el 30 de junio de 2026. Para este primer año fiscal, los recursos asignados al Municipio son los siguientes:

Community Development Block Grant (CDBG)	\$1,695,984.00
HOME Investment Partnership Program (HOME)	\$733,822.00
Emergency Solution Grant Program (ESG)	\$149,133.00
TOTAL:	\$2,558,943.00

El Plan Consolidado tiene como propósito principal atender las necesidades de vivienda y desarrollo comunal de las comunidades y personas de ingresos bajos y moderados. Los objetivos son proveer vivienda segura, digna y asequible, crear comunidades con un ambiente sano y seguro, y expandir las oportunidades económicas para los residentes del Municipio.

Las estrategias y actividades incluidas en este borrador se desarrollarán tomando en consideración la información y las necesidades identificadas durante el proceso de consulta y participación ciudadana. Esta información fue evaluada y analizada para asegurar su consistencia y alineación con la política pública del Municipio Autónomo de Caguas, incluyendo su plan estratégico municipal.

RESUMEN DEL CONTENIDO DEL PLAN

Proceso de Planificación
La Oficina de Planificación del MAC es la agencia líder responsable de la preparación del Plan Consolidado. Diversas oficinas y dependencias municipales colaboran con este proceso. Para la elaboración del plan, el MAC llevó a cabo un proceso de consulta con la ciudadanía, agencias gubernamentales, organizaciones sin fines de lucro y entidades privadas para identificar las prioridades y necesidades de la comunidad. El Plan detalla este proceso, las consultas realizadas y la información recopilada.

Análisis de Necesidad
La evaluación de las necesidades de la ciudadanía se basó en el Plan Consolidado. Esta sección del plan examina, mediante datos y estadísticas vitales, las necesidades en las siguientes áreas:

- Vivienda:** En Caguas, con una población de 125,236 habitantes (según datos de 2023), el problema más significativo es el alto costo de la vivienda, que afecta de manera particular a los residentes de ingresos subvoluminarios bajos, quienes deducen más del 50% de sus ingresos a gastos de vivienda. Específicamente, 2,315 hogares de alquiler y 2,810 hogares de propietarios enfrentan este problema. Las condiciones inadecuadas de la vivienda y el hacinamiento también son situaciones identificadas como de necesidad. Se identificó que 588 viviendas se encuentran en avanzado estado de deterioro y requieren atención.
- Vivienda Pública:** El Municipio cuenta con 1,357 unidades de vivienda pública. Los residentes enfrentan necesidades de acceso a programas de autoasistencia económica, oportunidades de empleo, educación y servicios de apoyo. Los participantes del programa de Sección 8 enfrentan dificultades para encontrar unidades en el mercado privado debido al alto costo de la vivienda del alquiler.
- Personas Sin Hogar:** La mayoría de las personas sin hogar en Caguas se encuentran sin albergue. Según el censo Puerto Rico de 2024, se estima un total de 120 personas sin hogar, de las cuales 95 estaban sin albergue y 15 en albergue.
- Personas de Edad Avanzada:** Necesitan principalmente asistencia financiera para estabilizar sus condiciones de vivienda, así como servicios de transporte, cuidado en el hogar y acceso a servicios de salud.
- Personas con Discapacidad:** Enfrentan una escasez de unidades de vivienda que cumplen con los requisitos de la Sección 504. Requieren capacitación laboral, rehabilitación vocacional y asistencia económica.
- Víctimas de Violencia Doméstica:** requieren albergues de emergencia, vivienda transitoria y vivienda permanente, además de servicios médicos, asesoramiento psicológico y asistencia legal y financiera.
- Personas con VIH/SIDA:** necesitan asistencia financiera para la vivienda, asesoramiento en vivienda, servicios de salud y apoyo emocional y vocacional.
- Necesidad de Desarrollo Comunal:** durante el proceso se identificó necesidad para rehabilitación de facilidades públicas e infraestructura. La recuperación post desastres sigue siendo una prioridad.
- Desarrollo económico:** como parte del plan se identificó una necesidad de asistir al comercio de la ciudad.

El plan contiene una sección donde se plantea la asignación de los recursos de acuerdo con la necesidad identificada. La asignación de fondos es consistente con la política pública del MAC para un desarrollo integral que integre inversiones de vivienda con medidas más amplias de desarrollo comunitario, incluyendo mejoras de infraestructura, desarrollo económico y servicios públicos.

PARTICIPACIÓN CIUDADANA Y COMENTARIOS

Se invita a la ciudadanía, agencias públicas, organizaciones sin fines de lucro, entidades privadas y cualquier persona interesada a revisar el borrador del Plan Consolidado 2025-2029 y el Plan de Acción Anual 2025-2026. El borrador del Plan estará disponible para revisión y comentarios del público durante un período de 30 días, a partir de la fecha de publicación de este aviso.

Copia del documento puede obtenerse en la Oficina de Planificación del MAC, ubicada en el tercer piso del Centro de Gobierno Municipal, Calle Padial, Esquina Avenida José Mercado (detrás del Centro de Bellas Artes), Caguas. Toda correspondencia deberá dirigirse al Planificador Zaid Díaz Isaac, Director de la Oficina de Planificación, a la dirección que aparece en el encabezado de este Aviso.

En Caguas, Puerto Rico, 29 de mayo de 2025.

Este Aviso se publica en cumplimiento con la Sección 11-105 del Título 24 del Código de Regulaciones Federales, la reglamentación del Departamento Federal de Vivienda y Desarrollo Comunitario (FHUD) y el Plan de Participación Ciudadana del Municipio Autónomo de Caguas.



William E. Miranda Torres, Alcalde



PUBLIC NOTICE

AVAILABILITY OF THE DRAFT CONSOLIDATED PLAN 2025-2029 AND ANNUAL ACTION PLAN 2025-2026 OF THE AUTONOMOUS MUNICIPALITY OF CAGUAS

The Autonomous Municipality of Caguas (MAC, for its Spanish acronym), in accordance with the provisions of the Federal Department of Housing and Urban Development (HUD) and its Citizen Participation Plan, announces the availability of the draft Consolidated Plan for the years 2025-2029 and the Annual Action Plan for the 2025-2026 program year.

This Plan includes the municipal strategies for five years and describes the proposed activities using funds from the following federal programs:
Community Development Block Grant (CDBG)
HOME Investment Partnership Program (HOME)
Emergency Solution Grant Program (ESG)

The 2025-2029 program year will begin on July 1, 2025, and will end on June 30, 2029. For the first fiscal year, the resources allocated to the Municipality are as follows:

Community Development Block Grant (CDBG)	\$ 1,586,988.00
HOME Investment Partnership Program (HOME)	\$ 733,622.80
Emergency Solution Grant Program (ESG)	\$ 149,133.00
TOTAL	\$ 2,469,743.80

The main purpose of the Consolidated Plan is to address the housing and community development needs of low- and moderate-income communities and individuals. The objectives are to provide safe, decent, and affordable housing, create communities with a healthy and safe environment, and expand economic opportunities for the residents of the Municipality.

The strategies and activities included in this draft were developed taking into consideration the information and needs identified during the citizen consultation and participation process. This information was evaluated and analyzed to ensure consistency and alignment with the public policy of the Autonomous Municipality of Caguas, including its municipal strategic plan.

SUMMARY OF THE PLAN'S CONTENT
Planning Process
The MAC Planning Office is the lead agency responsible for the preparation of the Consolidated Plan. Various municipal offices and departments collaborated in this process. For the development of the plan, the MAC carried out a consultation process with citizens, government agencies, non-profit organizations, and private entities to identify the priorities and needs of the community. The Plan details this process, the consultations carried out, and the information gathered.

Needs Analysis
The assessment of citizen needs is the basis of the Consolidated Plan. This section of the plan examines, through official data and statistics, the needs in the following areas:

- Housing** - In Caguas, with a population of 128,236 inhabitants (according to 2023 data), the most significant problem is the high cost of housing, which particularly affects extremely low-income residents, who spend more than 50% of their income on housing expenses. Specifically, 2,315 renter households and 2,819 homeowner households face this problem. Inadequate housing conditions and overcrowding are also identified as needs. It was identified that 589 homes are in an advanced state of deterioration and require assistance.
- Public Housing** - The Municipality has 1,387 public housing units. Residents need access to economic self-sufficiency programs, employment opportunities, education, and support services. Participants in the Section 8 program face difficulties finding units in the private market due to the high cost of rental housing.
- Homeless Persons** - Most homeless people in Caguas are unhoused. According to the 2024 Point-in-Time count, a total of 120 homeless people were estimated, of which 95 were unhoused and 25 were in shelters.
- Elderly Persons** - They primarily need financial assistance to stabilize their housing conditions, as well as transportation services, in-home care, and access to health services.
- Persons with Disabilities** - They face a shortage of housing units that meet Section 504 requirements. They require job training, vocational rehabilitation, and financial assistance.
- Victims of Domestic Violence** - They require emergency shelters, transitional housing, and permanent housing, in addition to medical services, psychological counseling, and legal and financial assistance.
- Persons with HIV/AIDS** - They need financial assistance for housing, housing counseling, health services, and emotional and educational support.
- Community Development Need** - During the process, a need for rehabilitation of public facilities and infrastructure was identified. Post-disaster recovery remains a priority.
- Economic Development** - As part of the process, a need to assist city commerce was identified.

The plan contains a section where the allocation of resources is planned according to the identified need. The allocation of funds is consistent with the MAC's public policy for comprehensive development that integrates housing initiatives with broader community development goals, including infrastructure improvements, economic development, and public services.

CITIZEN PARTICIPATION AND COMMENTS

Citizens, public agencies, non-profit organizations, private entities, and any interested person are invited to review the draft Consolidated Plan 2025-2029 and the Annual Action Plan 2025-2026. The draft Plan will be available for public review and comment for a period of 30 days, beginning on the date of publication of this notice.

A copy of the document can be obtained at the MAC Planning Office, located on the third floor of the Municipal Government Center, Padial Street, Corner of José Mercado Avenue (behind the Fine Arts Center), Caguas. All correspondence should be addressed to Planner Zaid Diaz Isaac, Director of the Planning Office, at the address appearing in the header of this Notice.

In Caguas, Puerto Rico, May 29th, 2025.

This Notice is published in compliance with Section 91.105 of Title 34 of the Code of Federal Regulations, the regulations of the Federal Department of Housing and Urban Development (HUD), and the Citizen Participation Plan of the Autonomous Municipality of Caguas.



William E. Miranda Torres, Mayor

A.2- Notice Invitation to Public Hearings

AVISO INVITACIÓN A AUDIENCIA PÚBLICA PLAN CONSOLIDADO 2025-2030 PLAN DE ACCIÓN 2025-2026

En cumplimiento con la reglamentación federal y el Plan de Participación Ciudadana el Municipio Autónomo de Caguas invita a todos sus residentes, grupos y entidades de base comunitaria, empresarios, organizaciones de base religiosa, agencias públicas y grupos a la celebración de las Vistas Públicas relacionadas a la preparación del Plan Consolidado de Vivienda y Desarrollo Comunitario para el periodo 2025-2030 y del Plan de Acción Anual del Año Programa 2025-26.

Las Vistas Públicas a celebrarse tienen como objetivo identificar las necesidades de la comunidad que permitirán establecer las prioridades de servicios a incluirse en el Plan Consolidado para el periodo que comienza el 1ro de julio de 2025 y culmina el 30 de junio de 2030. El Plan Consolidado incluirá las referidas prioridades en el uso de los fondos de los programas de origen federal delegados a través del Departamento de la Vivienda y Desarrollo Urbano Federal (HUD) y su división de Planificación y Desarrollo Comunal. Estos programas van dirigidos a proveer vivienda decente y asequible, promover el desarrollo económico y la calidad de vida de las comunidades.

El Plan Consolidado es el documento que se somete a HUD, el cual sirve como: estrategia general para vivienda asequible, plan de desarrollo comunitario y propuesta de fondos bajo cualquiera de los programas de Planificación y Desarrollo Comunitario. Es un proceso colaborativo en el que la comunidad establece una visión unificada para las acciones de desarrollo comunitario. Este les ofrece a las jurisdicciones locales la oportunidad de moldear varios programas de vivienda y estrategias efectivas de desarrollo comunitario. El Plan provee la oportunidad para que la planificación estratégica y la participación ciudadana puedan llevarse a cabo en un contexto global reduciendo la duplicidad de esfuerzos a nivel local. Los fondos incluidos en este plan incluyen:

- CDBG: Community Development Block Grant (Donativo en Bloque de Desarrollo Comunal)
- HOME: HOME Investment Partnership (Programa de Asistencia a Hogares)
- ESG: Emergency Solution Grant (Programa de Soluciones de Emergencia para Personas sin Hogar)

Convocamos a la ciudadanía, representantes de instituciones sin fines de lucro, asociaciones cívicas y de ayuda social, agencias del gobierno estatal y departamentos del gobierno municipal y público en general a participar de la audiencia pública a celebrarse:

Día: 11 de diciembre de 2024
Hora: 9:00 a. m.
Lugar: Salón de Reuniones de la Junta Asesora de Ordenamiento Territorial
Oficina de Planificación, Tercer Nivel, Centro de Gobierno Municipal
Calle Padial, Esq. Avenida José Mercado, Caguas, Puerto Rico

En la audiencia se recopilará información sobre las siguientes necesidades:

Personas sin Hogar

- Identificación de necesidades para servicios como adiestramiento en empleo, manejo de casos, tratamiento de abuso de sustancias, servicios de salud mental, colocación en vivienda y destrezas de vida.
- Atención especial a subpoblaciones como personas con abuso crónico de sustancias, condiciones de salud mental, diagnósticos duales, VIH/SIDA, víctimas de violencia doméstica y jóvenes.

Poblaciones Especiales

- Priorización de necesidades de envejecientes, personas con condiciones de salud frágil, limitaciones físicas, discapacidades, residentes de vivienda pública y personas diagnosticadas con VIH/SIDA.

Vivienda

- Necesidades de rehabilitación de vivienda para personas de bajos ingresos, envejecientes y personas con discapacidades.
- Propuestas para adquisición de primera vivienda y desarrollo de vivienda de interés social.

Desarrollo Comunal

- Programas y proyectos enfocados en prevención del crimen, desarrollo económico, mejoras a la infraestructura, facilidades públicas y actividades para adolescentes y envejecientes.

Servicio Público

- Servicios dirigidos a cuidado de niños, salud, adiestramiento en empleo, programas recreativos y educativos, seguridad pública, vivienda asequible, apoyo a personas deambulantes, tratamiento para abuso de sustancias, conservación de energía, asistencia para pronto pago de vivienda y otros programas de bienestar social.

Desarrollo Económico

- Propuestas para desarrollo, expansión y asistencia técnica a microempresas.
- Actividades de desarrollo económico como adiestramiento en empleo, préstamos, rehabilitación de estructuras comerciales y asistencia técnica.

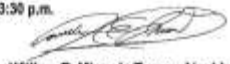
Las ponencias y propuestas de los ciudadanos deberán identificar el grupo de población que representarán y sus necesidades. Deberán proveer una descripción detallada del proyecto, la localización, número de personas o familias que esperan beneficiar y el costo estimado del mismo.

Como parte del proceso de participación ciudadana, las personas interesadas en hacer presentaciones, peticiones o propuestas sobre las necesidades identificadas, pueden hacer éstas en forma verbal el día de la audiencia, remitirlas por escrito a la dirección postal que aparece en el encabezamiento de este Aviso o entregarlas personalmente en la Oficina de Planificación que ubica en el Centro de Gobierno Municipal, Calle Padial, Esquina Avenida José Mercado, Oficina 301, en el horario de 8:00 a.m. - 3:00 p.m. Toda comunicación debe ser dirigida al Planificador Zaid Diaz Isaac, Director de la Oficina de Planificación al correo electrónico zidiaz@caguas.gov.pr.

Se requiere entregar dos copias de cada propuesta y/o ponencia. Los formularios para entregar propuestas estarán disponibles en la Oficina de Planificación a partir de la fecha de este Aviso y el día de la Audiencia Pública.

La fecha límite para recibir las propuestas es el 7 de febrero de 2025, hasta las 3:30 p.m.

En Caguas, Puerto Rico, a 26 de noviembre de 2024.


William E. Miranda Torres, Alcalde

INVITATION TO PUBLIC HEARING NOTICE CONSOLIDATED PLAN 2025-2030 ACTION PLAN 2025-2026

In compliance with federal regulations and the Citizen Participation Plan, the Autonomous Municipality of Caguas invites all residents, community-based groups and entities, business owners, religious organizations, public agencies, and groups to attend Public Hearings related to the preparation of the Housing and Community Development Consolidated Plan for 2025-2030 and the Annual Action Plan for Program Year 2025-26.

The Public Hearing aims to identify community needs that will establish service priorities to be included in the Consolidated Plan for the period beginning July 1, 2025 and ending June 30, 2030. The Consolidated Plan will include these priorities in the use of federal program funds delegated through the Department of Housing and Urban Development (HUD) and its Community Planning and Development division. These programs are aimed at providing decent and affordable housing, promoting economic development, and improving community quality of life.

The Consolidated Plan is the document submitted to HUD, which serves as: a general strategy for affordable housing, community development plan, and funding proposal under any of the Community Planning and Development programs. It is a collaborative process where the community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape various housing programs and effective community development strategies. The Plan provides an opportunity for strategic planning and citizen participation to occur in a comprehensive context, reducing duplication of efforts at the local level. The funds included in this plan include:

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

We invite citizens, representatives of non-profit institutions, civic and social aid associations, state government agencies, municipal government departments, and the general public to participate in the public hearing to be held:

Date: December 11, 2024
Time: 9:00 a.m.
Place: Meeting Room of the Territorial Planning Advisory Board
Planning Office, Third Level, Municipal Government Center
Padial Street, Corner of José Mercado Avenue, Caguas, Puerto Rico

During this hearing the Municipality will gather information on the following needs:

Homeless Persons

- Identification of needs for services such as job training, case management, substance abuse treatment, mental health services, housing placement, and life skills.
- Special attention to subpopulations such as persons with chronic substance abuse, mental health conditions, dual diagnoses, HIV/AIDS, domestic violence victims, and youth.

Special Populations

- Prioritization of needs for the elderly, persons with fragile health conditions, physical limitations, disabilities, public housing residents, and persons diagnosed with HIV/AIDS.

Housing

- Housing rehabilitation needs for low-income persons, elderly, and persons with disabilities.
- Proposals for first-time homeownership and social interest housing development.

Community Development

- Programs and projects focused on crime prevention, economic development, infrastructure improvements, public facilities, and activities for adolescents and elderly.

Public Service

- Services directed at childcare, health, job training, recreational and educational programs, public safety, affordable housing, support for homeless persons, substance abuse treatment, energy conservation, housing down payment assistance, and other social welfare programs.

Economic Development

- Proposals for development, expansion, and technical assistance to microenterprises.
- Economic development activities such as job training, loans, commercial structure rehabilitation, and technical assistance.

Citizens' presentations and proposals should identify the population group they will represent and their needs. They should provide a detailed description of the project, location, number of people or families they expect to benefit, and its estimated cost.

As part of the citizen participation process, interested persons may make presentations, petitions, or proposals about identified needs verbally on the day of the hearing, submit them in writing to the postal address that appears in the heading of this Notice, or deliver them personally to the Planning Office located at the Municipal Government Center, Padial Street, Corner of José Mercado Avenue, Office 301, from 8:00 a.m. - 3:00 p.m. All communications should be directed to Planner Zaid Diaz Isaac, Director of the Planning Office at email zdiaz@caguas.gov.pr.

Two copies of each proposal and/or presentation are required. Proposal forms will be available at the Planning Office from the date of this Notice and on the day of the Public Hearing.

The deadline for receiving proposals is February 7, 2025, until 3:30pm.

In Caguas, Puerto Rico, on November 26, 2024.



William E. Miranda Torres, Mayor

A.3- Public Hearing Presentation



Agenda



Aviso Público
Primera Hora
26 de
noviembre de
2024

Municipio Autónomo de Caguas
P.O. Box 401, Caguas, Puerto Rico 01301-0401

AVISO INVITACIÓN A AUDIENCIA PÚBLICA
PLAN CONSOLIDADO 2025-2030
PLAN DE ACCIÓN 2025-2026

Se convoca a la ciudadanía interesada en el Plan de Desarrollo Económico y Social del Municipio de Caguas para la presentación de sus comentarios y sugerencias al Plan Consolidado 2025-2030 y al Plan de Acción 2025-2026.

El Plan Consolidado 2025-2030 es el documento que define la visión, la misión y los valores del Municipio de Caguas, así como los ejes estratégicos y las líneas de acción que guiarán el desarrollo del Municipio en el futuro.

El Plan de Acción 2025-2026 es el documento que define las acciones específicas que se realizarán en el corto y mediano plazo para implementar el Plan Consolidado 2025-2030.

La audiencia pública se realizará el día 26 de noviembre de 2024, a las 10:00 a.m., en el Salón de Actos del Municipio de Caguas, ubicado en el P.O. Box 401, Caguas, Puerto Rico 01301-0401.

El objetivo de la audiencia pública es permitir que la ciudadanía participe en la toma de decisiones y aporte sus ideas y sugerencias al Plan Consolidado 2025-2030 y al Plan de Acción 2025-2026.

La audiencia pública será abierta al público en general y no habrá costo alguno para asistir.

Se invita a la ciudadanía interesada a asistir a la audiencia pública y a presentar sus comentarios y sugerencias al Plan Consolidado 2025-2030 y al Plan de Acción 2025-2026.

Para más información, visite el sitio web del Municipio de Caguas: www.caguaspr.gov.

Walter C. Rivera Torres, Alcalde

Municipio Autónomo de Caguas
P.O. Box 401, Caguas, Puerto Rico 01301-0401

INVITATION TO PUBLIC HEARING NOTICE
CONSOLIDATED PLAN 2025-2030
ACTION PLAN 2025-2026

We invite the interested public to the Consolidated Plan 2025-2030 and the Action Plan 2025-2026.

The Consolidated Plan 2025-2030 is the document that defines the vision, mission, and values of the Municipality of Caguas, as well as the strategic axes and lines of action that will guide the development of the Municipality in the future.

The Action Plan 2025-2026 is the document that defines the specific actions that will be implemented in the short and medium term to implement the Consolidated Plan 2025-2030.

The public hearing will be held on November 26, 2024, at 10:00 a.m., in the Auditorium of the Municipality of Caguas, located at P.O. Box 401, Caguas, Puerto Rico 01301-0401.

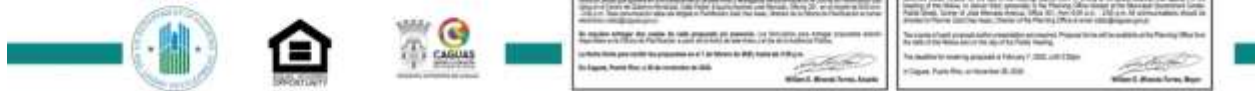
The purpose of the public hearing is to allow the public to participate in the decision-making process and provide their ideas and suggestions to the Consolidated Plan 2025-2030 and the Action Plan 2025-2026.

The public hearing will be open to the general public and there will be no cost to attend.

We invite the interested public to attend the public hearing and present their comments and suggestions to the Consolidated Plan 2025-2030 and the Action Plan 2025-2026.

For more information, visit the website of the Municipality of Caguas: www.caguaspr.gov.

Walter C. Rivera Torres, Mayor



Objetivos de las Vistas Públicas y Consultas



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Plan Consolidado

- Documento estratégico que los Municipios desarrollan para evaluar sus necesidades de vivienda y Desarrollo Comunal
- **¿Qué fondos están incluidos en el Plan?**
 - Para el uso de los programas CDBG, HOME y ESG.
- **Propósito**
 - Herramienta de planificación y acción para coordinar los recursos y esfuerzos destinados a mejorar las condiciones de vivienda y calidad de vida,
 - Solicitud Formal de los Fondos a HUD.
- **A quien Beneficia**
 - Personas de ingresos bajos y moderados y poblaciones con necesidad especial.
- **Duración del Plan**
 - Generalmente abarca un periodo de 3 a 5 años, complementado con Planes de Acción Anuales que detallan el uso de fondos específicos para cada año fiscal.



VISTAS PUBLICAS

11 DE DICIEMBRE 2024



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Organización del Plan Consolidado



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Necesitamos su Insumo:

• Necesidades en su Comunidad

- Problemas de Vivienda
- Infraestructura básica (calles, aceras, alumbrado, etc.) o facilidades publicas
- Servicios comunitarios, cuidado infantil, programas para personas mayores o apoyo para personas sin hogar.

• Prioridades

- ¿Qué es más urgente para mejorar su comunidad?
- ¿Dónde creen que deberían invertirse los fondos primero?

• Sugerencias

- Ideas de proyectos o programas que podrían mejorar las condiciones de vida
- Opinión de cómo se están usando los fondos ahora y qué cosas deberían cambiar o mejorarse.

• Que grupos son mas vulnerables

- Personas de mayor edad
- Personas con discapacidad
- Personas sin hogar
- Víctimas de violencia
- Otros

• Oportunidades de desarrollo económico



Ciclo del Plan Consolidado



Fechas Importantes

- Fecha Límite Propuestas 7 de febrero de 2025
- Publicación Borrador del Plan 15 de abril de 2025
- Periodo de Comentarios 15 de abril al 15 de mayo de 2025
- Radicación del Plan en HUD – 16 de mayo de 2025



Programas que componen el Plan Consolidado

ESG
Emergency
Solutions Grant
Program



CDBG
Community
Development
Block Grant

HOME
HOME
Investments
Partnerships
Program





COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Community Development Block Grant

Programa Federal que proporciona recursos para desarrollar comunidades urbanas y rurales, vivienda asequible, expansión de oportunidades económicas y la mejora de servicios comunitarios.

Beneficia principalmente a personas de ingresos bajos y moderados.

Programa Flexible que permite al Municipio priorizar y diseñar proyectos que respondan a las necesidades de locales

Participación ciudadana es un componente requerido para que las iniciativas reflejen las prioridades y necesidades de la comunidad.



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

¿Como Podemos Utilizar los fondos CDBG?

- Compra de terrenos o edificios para proyectos de desarrollo comunitario
- Rehabilitación de viviendas y estructuras
- Rehabilitación o nueva construcción de estructuras no residenciales, como edificios comerciales o comunales
- Construcción y mejora de instalaciones públicas
- Desarrollo de infraestructuras como sistemas de agua potable y alcantarillado
- Pavimentación de calles y proyectos de aceras o cunettes
- Construcción o Mejoras a centros comunales, parques y otras instalaciones públicas.
- Programas de asistencia social, como servicios de salud, educación y cuidado infantil
- Iniciativas de prevención y tratamiento de la drogadicción
- Servicios para personas sin hogar o con necesidades especiales
- Asistencia a microempresas y pequeñas empresas para fomentar la creación y retención de empleos.
- Inversiones en infraestructura que apoyen el crecimiento económico, como la mejora de puertos, ferrocarriles y acceso a banda ancha.



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Objetivos Nacionales

Objetivo Nacional 1- Beneficiar a personas de ingresos bajos y moderados

Este objetivo busca que las actividades financiadas con fondos CDBG beneficien a individuos y/o familias con ingresos bajos

Ejemplos

- Rehabilitación de viviendas ocupadas por personas o familias de ingresos bajos
- Prestación de servicios públicos (cuido de niños, servicios a envejecientes, etc..) que benefician a personas de ingresos bajos o poblaciones con necesidad especial
- Mejora de infraestructuras en áreas de ingresos bajos y moderados
- Construcción de facilidades publicas
- Desarrollo de centros comunales, parques y otras instalaciones que mejoren la calidad de vida en vecindarios de ingresos bajos y moderados
- Rehabilitación de sistemas de agua, alcantarillado y electricidad para garantizar servicios confiables y seguros.



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Objetivos Nacionales

Objetivo Nacional 2- Prevenir o eliminar las condiciones de arrabal en comunidades

Este objetivo busca en la revitalización de áreas urbanas o rurales que presentan condiciones de deterioro físico o social.

Ejemplos

- Demolición de estorbos públicos
- Eliminación de edificios abandonados que representan riesgos para la seguridad
- Rehabilitación de calles, alumbrado público y sistemas de alcantarillado en áreas de arrabal o con condiciones de arrabal



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Objetivos Nacionales

Objetivo Nacional 3- Atender necesidades urgentes que representan una amenaza para la salud o seguridad de la comunidad

Este objetivo aborda situaciones de emergencia que requieren intervención inmediata para proteger a la comunidad.

Ejemplos

- Respuesta a desastres naturales
- Reparación de infraestructura crítica dañadas por eventos como huracanes o inundaciones para restablecer servicios básicos.
- Contaminación del agua
- Implementación de sistemas de tratamiento de agua en comunidades donde el suministro ha sido contaminado, representando un riesgo para la salud pública.



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

HOME Investment Partnership Program



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Programa HOME (Objetivos)

Proveer vivienda asequible y decente a personas de ingresos bajos

Expandir la capacidad empresarial de las organizaciones sin fines de lucro para la construcción de vivienda

Fortalecer la capacidad del gobierno para proveer vivienda

Lograr la inversión privada en la construcción de vivienda asequible



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Programa HOME (Actividades Elegibles)

1. Rehabilitación de vivienda por el dueño

2. Pronto y Gastos de Cierre para personas de ingresos bajos

3. Construcción de Nueva Vivienda (Desarrolladores)

4. Rehabilitación de vivienda (Desarrolladores)

5. Tenant Based Rental Assistance

6. Community Housing Development Organizations

15% de los fondos



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Emergency Solutions Grant Program (ESG)



VISTAS PUBLICAS

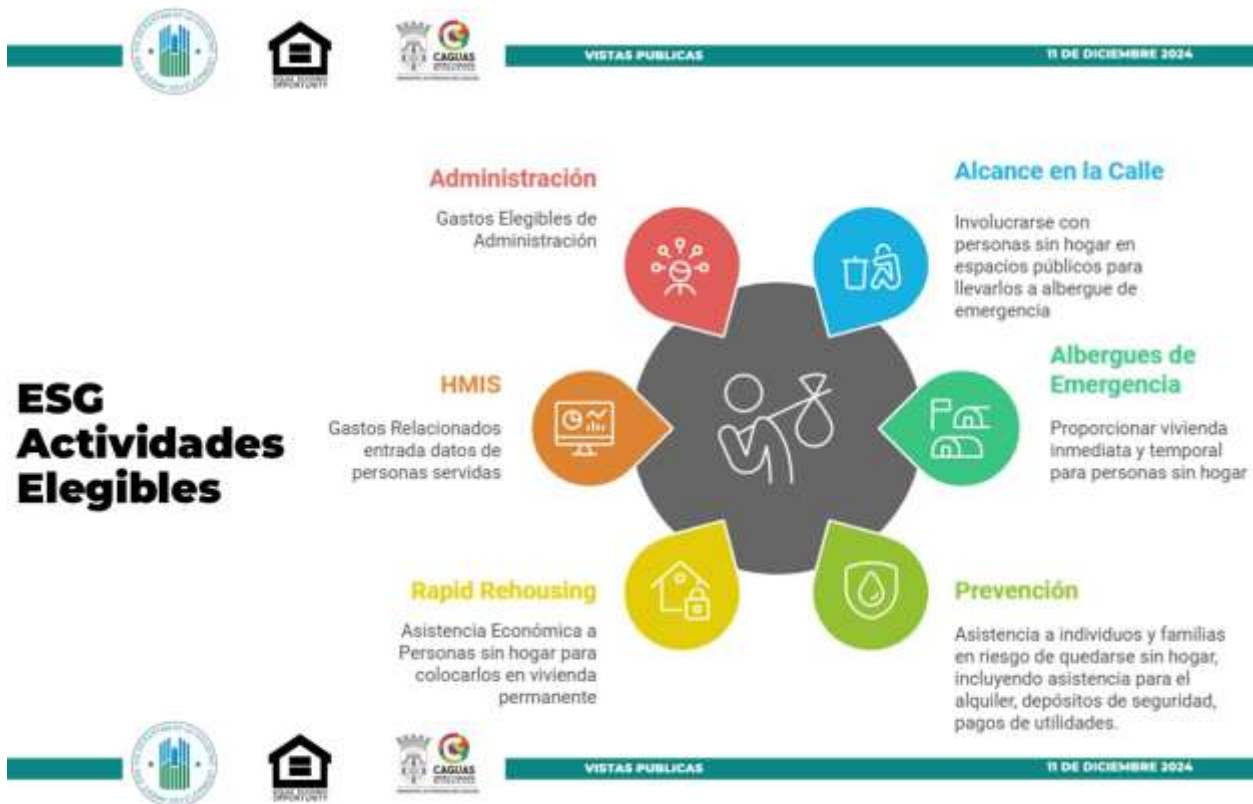
11 DE DICIEMBRE 2024

Programa ESG (Objetivos)

Programa que provee asistencia económica a Municipios y entidades sin fines de lucro para servir a individuos y familias sin hogar o en riesgo de perder su hogar

Mejorar la calidad y el acceso a servicios esenciales que promuevan la estabilidad habitacional

Reducir y eventualmente erradicar la falta de vivienda mediante una respuesta coordinada y efectiva.



Estimados de Fondos a Recibirse

*** (al día de hoy HUD no ha asignado los fondos)**

- **CDBG-** \$1,696,857
- **HOME-** \$704,407
- **ESG-** \$149,192



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Propuestas

1. El Programa CDBG tiene un proceso competitivo
2. La fecha límites para entregar las propuestas es
 - **CDBG- 7 de febrero de 2025**
3. Toda entidad tiene que incluir con su propuesta el "Unique Entity Identifier" provisto por sam.gov
4. Las guías de CDBG está dividida por categorías de elegibilidad
 - Servicio Público
 - Desarrollo Económico
 - Infraestructura
5. Proyectos que no cumplan con los requisitos de las guías no serán considerados



VISTAS PUBLICAS

11 DE DICIEMBRE 2024

Ponencias

Cada persona tiene un máximo de 5 minutos para su ponencia o presentación.
Para dudas sobre los programas puede contactar los siguientes correos electrónicos:

Programa CDBG: zdiaz@caguas.gov.pr

Programa HOME: ccruz@caguas.gov.pr

Programa ESG: ccruz@caguas.gov.pr



A.4-Public Hearing Attendance List

Municipio Autónomo de Caguas
Oficina de Planificación
Unidad de Planificación y Desarrollo Comunal

11 de diciembre de 2024

Asistencia de Audiencia Pública del Plan de Acción 2025-2026

Nombre	Organización/Comunidad	Firma
1. Erid M. Resto	Fundesco	Erid Resto
2. Gladys Rodríguez	Corp. Milagros del Amor	G. Rodríguez
3. LUIS R. MEDINA	OMER	Luis R. Medina
4. Angel L. Ortiz Aisa	HAVE	Angel L. Ortiz Aisa
5. Myriam Cordero Muñoz	Servicios al Ciudadano	Myriam Cordero Muñoz
6. Carmen V. Castro Pablos	DSC	Carmen V. Castro Pablos
7. Carmen I. López	Serv. Ciudadana	Carmen I. López
8. JASUOLINDE	M.A.V.T	JASUOLINDE
9. IVÁN MORATIEL	GUARA BI	Iván Moratíel
10. Juan A. ...	GUARA BI	Juan A. ...
11. ...	Vivienda	...
12. ...	Vivienda	...
13. ...	Vivienda	...
14. ...	Mujeres Escondidas	...
15. ...	Rede Social Comunal	...
16. Carmen Leticia Ramirez	Promociones	Carmen Leticia Ramirez
17.		
18.		
19.		
20.		
21.		
22.		
23.		

A.5- Public Hearing transcript

Fecha: 11 de diciembre de 2024

Lugar: Salón de Reuniones de la Junta Asesora de
Ordenación Territorial

Oficina de Planificación

Hora: 9:00 a.m.

Moderador: Joseph Harrison, Consultor

Para la vista del plan de acción se publicó un aviso en un periódico de circulación general, en este caso el periódico Primera Hora, el 26 de noviembre de 2024, el mismo fue publicado en español e inglés y colocado en los diferentes bulletin boards del mayor flujo, según requerido por la reglamentación.

Las vistas públicas y consultas tienen como objetivo el facilitar la participación, fomentar el diálogo, fortalecer la comunicación para una mejor identificación de necesidades y ver las iniciativas a ser incluidas en el plan consolidado.

¿Qué es el Plan Consolidado?

Es el documento que los Municipios desarrollan de forma estratégica para evaluar las necesidades de vivienda y desarrollo comunal. En este plan se incluyen fondos para los programas CDBG, HOME Y ESG. Esto es una herramienta de planificación y acción para coordinar de forma adecuada los recursos y esfuerzos destinados a mejorar las condiciones de vivienda y calidad de vida. Beneficiando a personas de ingresos bajos y moderados y poblaciones con necesidad especial.

El Plan generalmente abarca un periodo de 3 a 5 años, aquí se trabaja a 5 años. El Plan consolidado está compuesto por los programas ESG (Emergency Solutions Grant Program), CDBG (Community Development Block Grant) y HOME (HOME Investments Partnership Program).

El mismo es complementado con Planes de acción anuales que detallan el uso de fondos específicos para cada año fiscal.

¿Quiénes son los beneficiarios primarios del Plan Consolidado?

1. Adultos mayores
2. Personas de ingresos bajos y moderados
3. Personas con VIH/SIDA
4. Hogares con necesidad de vivienda
5. Víctimas de violencia doméstica
6. Personas con discapacidades
7. Personas sin hogar
8. Veteranos

¿Como se pueden utilizar los fondos CDBG?

- Compra de terrenos o edificios para proyectos de desarrollo comunitario
- Rehabilitación de viviendas y estructuras
- Rehabilitación o nueva construcción de estructuras no residenciales, como edificios comerciales o comunales
- Construcción y mejora de instalaciones públicas
- Desarrollo de infraestructuras como sistemas de agua potable y alcantarillado
- Pavimentación de calles y proyectos de aceras o cunetones
- Construcción o Mejoras a centros comunales, parques y otras instalaciones públicas.
- Programas de asistencia social, como servicios de salud, educación y cuidado infantil
- Iniciativas de prevención y tratamiento de la drogadicción

- Servicios para personas sin hogar o con necesidades especiales
- Asistencia a microempresas y pequeñas empresas para fomentar la creación y retención de empleos.
- Inversiones en infraestructura que apoyen el crecimiento económico, como la mejora de puertos, ferrocarriles y acceso a banda ancha.

OBJETIVOS NACIONALES

Beneficiar a personas de ingresos bajos y moderados. Como por ejemplo la rehabilitación de viviendas ocupadas por personas o familias de ingresos bajos. Prestación de servicios públicos, que incluyen lo que es el cuidado de niños, servicios a envejecientes, etc., que benefician a personas de bajos ingresos o poblaciones con necesidades especiales. Construcción de facilidades públicas, mejora de infraestructura, desarrollo de centros comunales, parques y otras instalaciones que mejoren la calidad de vida en vecindarios de ingresos bajos y moderados. Y la rehabilitación de sistemas de agua, alcantarillado y electricidad para garantizar servicios confiables y seguros.

Prevenir o eliminar las condiciones de arrabal en comunidades. Este objetivo lo que busca es la revitalización de áreas urbanas o rurales que presentan condiciones de deterioro físico o social, como, por ejemplo: demolición de estorbos públicos, eliminación de edificios abandonados que representan riesgos para la seguridad y la rehabilitación de calles, alumbrado público y sistemas de alcantarillado en áreas de arrabal o con condiciones de arrabal.

Atender necesidades urgentes que representan una amenaza para la salud o seguridad de la comunidad. Este objetivo aborda situaciones de emergencia que requieren intervención inmediata para proteger a la comunidad. Por ejemplo: antes mandaban una remesa de dinero del situado mexicano en la época del siglo XIX bajo la colonia española, que en Puerto Rico se ha convertido en los huracanes y los desastres. Es exactamente el mismo efecto del situado mexicano, llega una cantidad de dinero cuando tenemos condiciones urgentes que representan una amenaza para la salud o la seguridad de la comunidad. ¿Qué hemos tenido recientemente? El Huracán María y los temblores.

PROGRAMA HOME (OBJETIVOS)

- Proveer vivienda asequible y decente a personas de ingresos bajos
- Expandir la capacidad empresarial de las organizaciones sin fines de lucro para la construcción de vivienda
- Fortalecer la capacidad del gobierno para proveer vivienda
- Lograr la inversión privada en la construcción de vivienda asequible

¿Cuáles actividades son elegibles bajo el programa HOME?

1. Rehabilitación de vivienda por el dueño
2. Pronto y Gastos de Cierre para personas de ingresos bajos
3. Construcción de Nueva Vivienda (Desarrolladores)
4. Rehabilitación de vivienda (Desarrolladores)

5. Tenant Based Rental Assistance
6. Community Housing Development Organizations (15% de los fondos)

PROGRAMA ESG (OBJETIVOS)

- Programa que provee asistencia económica a Municipios y entidades sin fines de lucro para servir a individuos y familias sin hogar o en riesgo de perder su hogar.
- Mejorar la calidad y el acceso a servicios esenciales que promuevan la estabilidad habitacional
- Reducir y eventualmente erradicar la falta de vivienda mediante una respuesta coordinada y efectiva.

¿Cuáles actividades son elegibles bajo el programa ESG?

1. Gastos elegibles de administración
2. HMIS
3. Rapid rehousing
4. Albergues de emergencia
5. Alcance en la calle
6. Prevención

Para este año estimamos que los fondos a recibirse por programa serán:

- **CDBG-** \$1,696,857
- **HOME-** \$704,407
- **ESG-** \$149,192

Haciendo la aclaración que, al día de hoy, HUD no ha asignado los fondos, por eso es un estimado.

Propuestas

1. El Programa CDBG tiene un proceso competitivo.
2. La fecha límites para entregar las propuestas es:
 - **CDBG- 7 de febrero de 2025**
3. Toda entidad tiene que incluir con su propuesta el “Unique Entity Identifier” provisto por sam.gov.
4. Las guías de CDBG está dividida por categorías de elegibilidad
 - Servicio Público
 - Desarrollo Económico
 - Infraestructura
5. Proyectos que no cumplan con los requisitos de las guías no serán considerados.

Ponencias

Myriam Cartagena-Servicios al Ciudadano: Básicamente nosotros damos diversos servicios a la ciudadanía, servicios a la niñez, adultos mayores, etcétera. En términos de CDBG nosotros trabajamos en una propuesta que se llama atención centrada en el adulto mayor cagüense y las personas con necesidades

especiales. Tenemos una realidad, que es que la población de 60 años en adelante está incrementando y los servicios, y lo que tenemos que trabajar para esta población, es mayor.

Sixto Lozano-Depto. Vivienda Municipal: En Puerto Rico estamos hablando de que del 97% al 99% de las necesidades que llegan a nuestro departamento es para sellado de techo. Porque es la principal causa en las residencias en Caguas. Eso provoca una serie de fallas en la vivienda, desde varillas expuestas, empañetados, pinturas, y ni hablar de las caídas que muchos de estos adultos mayores sufren. Tengo un caso, de una ciudadana, que nos mostró una foto de su casa donde tenía un toldo en la cama, directo a un cubo para recoger el agua. Ese era el lugar donde mayormente podía dormir, porque dijo que a veces dormía en el baño, a veces en un pasillo, porque no sabía dónde iba a estar la filtración mayor para que tengan una idea de las necesidades que atendemos. Para aquellos que no lo saben, tenemos una lista de aproximadamente 1000 personas en nuestra lista.

Gladys Rodríguez-CorMA: Directora Ejecutiva de la Corporación Milagros de Amor en Caguas. Llevamos 27 años de servicios en Caguas, brindando servicio de apoyo para mujeres sin hogar, compras de emergencia a familias o individuos que se encuentran en crisis económica, proveemos orientación, manejo de casos, coordinación de servicios, referidos a otras agencias, búsqueda de documentos y apoyo para alivio de crisis. Tenemos además los programas Por Mi Hogar I, II y Vereda del Río, que con los programas de vivienda permanente con servicios de apoyo para personas sin hogar crónicas que puedan vivir de forma independiente, este programa específicamente se trabaja a través de los fondos que provee HUD.

RECORDATORIO: Es importante su feedback. Esto por qué...porque con esto identificamos las necesidades y prioridades de las comunidades, podemos identificar cuales grupos son los más vulnerables, como lo son: personas de mayor edad, con discapacidad, personas sin hogar, víctimas de violencia entre otros. Surgen ideas de proyectos o programas que podrían mejorar las condiciones de vida. Y vemos la opinión de cómo se están usando los fondos ahora y qué cosas deberían cambiar o mejorarse.

FECHAS IMPORTANTES

- Fecha Límite Propuestas 7 de febrero de 2025
- Publicación Borrador del Plan 15 de abril de 2025
- Periodo de Comentarios 15 de abril al 15 de mayo de 2025
- Radicación del Plan en HUD – 16 de mayo de 2025

Gracias.



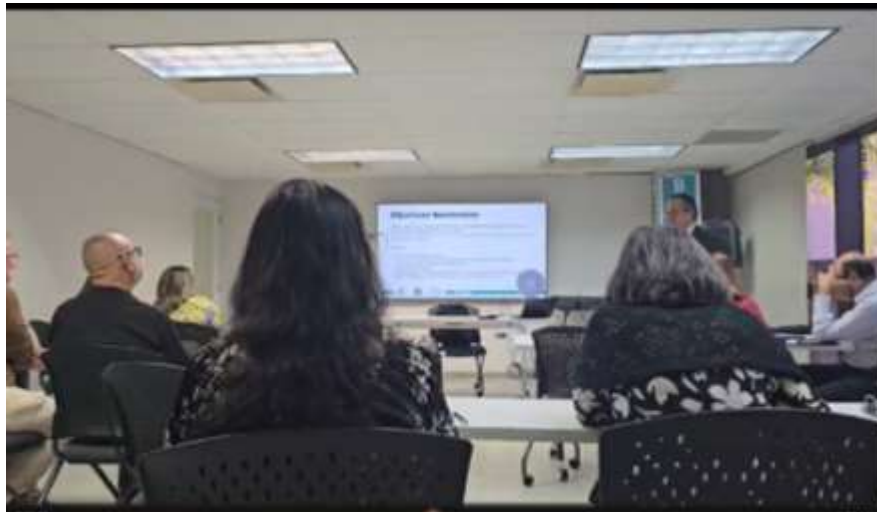
Miriam Cartagena
Envejecientes



Sixto Lozano
Dept. Vivienda



Gladys Rodriguez
Cerna







A.6- CoC Consultation Letter



MUNICIPIO AUTÓNOMO DE CAGUAS

Apartado 907 Caguas, PR. 00726

Tel. 787.633.8833

caguas.gov.pr

March 13, 2025

Mrs. Yesenia Mojica Figueroa, President

CoC PR 503 Este/Suroeste

PO BOX 361329

San Juan PR 00936

Dear Mrs. Mojica Figueroa:

Consultation for PY 2025-2026 Annual Action Plan

The City of Caguas, Puerto Rico, is preparing the 2025-2026 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 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 2025 Annual Action Plan.

The following pages 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 April 1, 2025. 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.





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Proposed Funding Allocation 2025-2026

As of the date of this letter, Caguas has not received notification of the exact allocation for PY 2025. We are using the 2024 allocation level. If the final allocation is larger or lower than our estimate, we will proportionally increase or decrease the allocation to each of the activities. The resulting allocation is expected to be distributed as follows:

Activity	Allocation
Street Outreach and shelter	\$87,003
HMIS	\$6,000
Rapid Re-housing	\$30,000
Homelessness Prevention	\$15,000
Administration	\$11,189
Total	\$149,192.00

During PY 2025, the Municipality is proposing to use \$87,003 for street outreach and shelter. In addition, the Municipality is allocating \$15,000 for Prevention activities and \$30,000 for Rapid Rehousing activities. The determination to allocate the ESG resources to Rapid Rehousing and Homeless Prevention is based on the following:

- As a way to respond to the public health emergency or its negative economic impacts that is causing housing insecurity
- Assistance can be an extremely effective way to prevent homelessness.
- 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's needs that will reach the goals and produce the expected outcomes.





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It is one of the goals of the Administration to protect homeless individuals who live within the city, guaranteeing access to preventive and essential services, rehabilitation and permanent housing. It is the City's goal to provide a broad spectrum of services to the homeless population of Caguas that responds to their needs and conditions.

The Municipal Government developed a Continuum of Care Strategy based on the strategies of the Coalition for the Homeless and the State. This decision is related to the understanding that to maximize the use of the municipal funds, the best alternative is to coordinate the provision of services with organizations that have the expertise and already provide the services to the homeless population. It's recommended to coordinate services rather than providing new services that duplicate and overlap the existing ones.

In addition, most of the population served by the local non-profit organizations come from other Municipalities, thus an ample strategy is needed to address the diversity of the homeless population's needs. Based on the nature of homeless population, which tends to float from one Municipality to another, probably, these organizations already serve the local homeless persons.

The size and needs of the homeless population in Caguas require many resources. The addition of resources available to multiple organizations serving this population within a framework of effective coordination allows better opportunities to provide nutrition, shelter, counseling, medical services, and related administrative costs. Specialized skills to work with this population are also needed and are satisfied in conjunction with neighborhood Municipalities and the State Government Agencies.

The Continuum of Care Strategy used by the Municipality of Caguas to alleviate homelessness is multi-layered and involves numerous non-profit organizations, faith-based initiatives, clients, city, state and federal funding organizations and governmental entities. Our strategy represents maximum participation of community-wide agencies and providers to meet the full spectrum of needs of the homeless as well as to identify gaps and priorities in the provision of services to homeless persons.

Besides the State's Continuum of Care Strategy, the Municipality 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 and vocational training through Ryan White funding.

The Municipality will also procure additional funding to expand homeless prevention activities of the local continuum of care, by the coordination with mainstream programs and applying for additional competitive funds. Among the activities to increase housing opportunities for those families in risk of becoming homeless, the following measures are planned to be undertake 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 / Rapid Rehousing	Individuals	4
Homeless	Homeless	ESG	Homeless Person Overnight Shelter	Persons Assisted	50
Homeless	Homeless	ESG	Homelessness Prevention	Persons Assisted	2

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





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

As a member of the South/Southeast Puerto Rico Continuum of Care (CoC-PR-503) the City of Caguas 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.

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 complement the strategies for social action and program services. Please submit comments on or before April 1, 2025. If you need additional information, please contact me at your convenience at (787) 653-8833 Ext. 1505.

Thank you very much for your assistance.

Cordially,


Mrs. Clara L. Cruz Díaz
Director
Housing Department

Enclosures: ESG Standards





Municipality of Caguas ESG Standards

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

To evaluate the eligibility of individuals and families a case manager of the Municipality 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 services are provided.

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)
- Social Security
- Federal-State Unemployment Insurance Program
- Child and Adult Care Food Program, and
- Other mainstream resources such as housing, health, social services, employment and 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 night-time residence that is a public or private place





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not designed for or ordinarily used as 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 must be offered an initial need and eligibility assessment to qualify program participants, including those meeting special population criteria. Individuals and families will be offered, as needed and appropriate, the following Street Outreach services: engagement, case management, emergency health and mental health and transportation services.

When appropriate based on the individual's needs and wishes, the provision of or referral to rapid re-housing 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





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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 made 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 made 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 Caguas.

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, childcare, 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 for assessing 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 key element for the implementation of the ESG program will begin with the Coordinadora Morivivi, the lead entity of the Continuum of Care of 54 Municipalities in Puerto Rico. The *Coordinadora Morivivi* as lead Organization of the PR-CoC-503, usually meets monthly and has a diverse membership of housing and supportive 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.





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The Municipality will also maintain a collaborative and 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 person/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.





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Priorities:

1. Single parent 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 clients' 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 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 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. Single parent Families with children
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 the 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 clients 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.

The following table shows the maximum amount of rental assistance required for occupancy under the lease established by the public housing authority for the municipality in which the housing is located) that a participant can receive during the 24-month period:

FY-2025 Period of Time	UNIT TYPE				
	Studio	1 BR	2 BR	3BR	4 BR
Monthly	\$490	\$493	\$577	\$809	\$969
24 Month Period	\$11,760	\$11,832	\$13,848	\$19,416	\$23,256

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:

Security Deposits

- The Municipality limits the security deposit to up to two months' rent.





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- Limited to one time assistance in any given year for clients in same household
- The security deposit can be used for last month's rent, if not used the Municipality or the subrecipient should exercise due diligence in recovering security deposit funds owed for any active client relocating from an ESG assisted unit.

Utility Payments

- Utility payments (including arrears) will be limited to 18 months per program participant, per utility service, within a 1-year period.

Rental Assistance

- Short-term rental assistance is limited to up to 3 months in any given year
- Medium-term rental assistance is limited to 12 months in any given year. The opportunity for extensions is available every three months as part of the re-certification procedure.
- Rental assistance must not exceed 24 months in a three-year period.
- Rental arrears are limited to a one-time payment not to exceed 6 months; landlord must waive late fees as a condition of accepting ESG assistance
- Rental assistance (including arrears) will be limited to a one-year period
- Rental assistance is limited to the tenant's portion of the rent
- Rental assistance can only be provided if the rent is within fair market value and complies with rent reasonableness standard. In establishing rent reasonableness case managers will be required to determine whether the client's rent is reasonable in comparison to rent for other comparable unassisted units.
- Under no circumstances can payment be made directly to clients.

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 after the last day of assistance.





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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).



A.7 List of Consulted Parties

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Acción Social de Puerto Rico	Services-Homeless, Services-Children, Services-Elderly Persons, Services-Persons with Disabilities, Regional organization	Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied youth, Anti-poverty Strategy	Letter sent requesting information about main needs and challenges in serving different populations, priorities and strategies for addressing homelessness especially for vulnerable populations, and ways to improve collaboration.
Administración de Familias y Niños	Services-Children, Services-Elderly Persons, Services-Persons with Disabilities, Services-Persons with HIV/AIDS, Services-Victims of Domestic Violence, Services-Homeless, Services - Victims, Child Welfare Agency, Other government - State	Housing Need Assessment, Public Housing Needs, Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied youth, Non-Homeless Special Needs, Anti-poverty Strategy	Letter sent requesting information about health, housing and services offered, especially for children, elderly, disabled, HIV/AIDS persons and families, and homeless populations.
Administración de Servicios de Salud Mental y Contra la Adicción	Services-Health, Health Agency, Other government - State	Homelessness Strategy, Non-Homeless Special Needs	Letter sent requesting discharge policy, procedures to prevent recidivism, statistics on post-release homelessness, support services needed for community integration, and

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			recommendations for the Consolidated Plan.
Administración para el Cuidado y Desarrollo Integral de la Niñez	Services-Children, Other government - State	Non-Homeless Special Needs, Anti-poverty Strategy	Letter sent requesting information about educational services for preschool population, childcare services for preschool population, and child development services.
Administración para el Sustento de Menores	Services-Children, Services - Victims, Other government - State	Housing Need Assessment, Public Housing Needs, Homeless Needs - Families with children, Anti-poverty Strategy	Letter sent requesting information about economic support programs for children and elderly, description and availability of services for low and moderate income persons, and needs of the groups served. Statistical data about support programs available in Caguas.
Administración de Vivienda Pública	PHA, Services - Housing, Other government - State	Housing Need Assessment, Lead-based Paint Strategy, Public Housing Needs, Families with children, Market Analysis, Anti-poverty Strategy	Letter sent requesting information about Public Housing Residents and services offered, especially for children, elderly, disabled, HIV/AIDS persons and families, and homeless populations.
Autoridad de Energía Eléctrica	Other government - State, Regional organization	Non-Homeless Special Needs, Non Housing Community Development needs	Letter sent requesting information about Energy Resource Management Plan for Puerto Rico including Caguas, emergency and resilience plans, intervention protocols for natural or human-caused emergencies, and infrastructure project recommendations.
Autoridad para el Financiamiento de la Vivienda	Services - Housing, Other government - State	Housing Need Assessment, Market Analysis, Anti-poverty Strategy	Letter sent requesting information about financing programs and alternatives available for low and moderate income persons in Caguas, including service

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			descriptions, population data, and recommendations.
Cámara de Comercio	Business and Civic Leaders	Economic Development, Anti-poverty Strategy	Letter sent requesting business and civic perspective on housing and community development needs, how housing initiatives can contribute to economic growth, role of business sector, and recommendations for equitable development.
Centro Unido de Detallista (CUD)	Business and Civic Leaders	Economic Development, Anti-poverty Strategy	Letter sent requesting business and civic perspective on housing and community development needs, how housing initiatives can contribute to economic growth, role of business sector, and recommendations for equitable development.
Claro de Puerto Rico	Regional organization, Services- Broadband	Non Housing Community Development needs	Letter sent requesting information about current broadband coverage especially in low-income communities, infrastructure expansion plans, affordability programs, and barriers to broadband access.
CoC PR 503 Este/Suroeste	Services-homeless, Regional organization, Planning organization	Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied youth	Letter sent requesting information about homeless count reports, main needs and challenges in homeless services, priorities and strategies for addressing homelessness, and ways to improve collaboration. Also requesting service descriptions and population data.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Conexión Laboral (Municipal)	Services-Employment, Other government - Local	Economic Development, Anti-poverty Strategy	Letter sent requesting information about programs providing services for low and moderate income populations, homeless persons, unemployed, and those with special needs.
COR3	Health Agency, Other government - State, Regional organization	Non-Homeless Special Needs	Letter sent requesting information about emergency preparedness and response plans, inclusion of vulnerable populations in emergency management, recommendations for community resilience, and coordination improvements.
Defensoría de Personas con Impedimentos	Services-Persons with Disabilities, Other government - State	Housing Need Assessment, Non-Homeless Special Needs, Anti-poverty Strategy	Letter sent requesting information about health, housing and services offered, especially for persons with disabilities, barriers to access, housing and support needs, and strategies for promoting housing equity.
Departamento de Corrección y Rehabilitación	Other government - State	Homelessness Strategy, Non-Homeless Special Needs	Letter sent requesting discharge policy, procedures to prevent recidivism, statistics on post-release homelessness, support services needed for community integration, and recommendations for the Consolidated Plan.
Departamento de Desarrollo Económico y Comercio	Services-Employment, Other government - State	Economic Development, Anti-poverty Strategy	Letter sent requesting information about housing and economic development needs from business perspective, strategies to incentivize investment and job creation, and recommendations for community development.
Departamento de Educación	Services-Children, Other government - State	Non-Homeless Special Needs, Anti-poverty Strategy	Letter sent requesting information about educational programs and services available for low and

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			moderate income populations, homeless persons, and populations with special needs in Caguas.
Departamento de la Familia	Services-Children, Services-Elderly Persons, Services-Persons with Disabilities, Services-Persons with HIV/AIDS, Services-Victims of Domestic Violence, Services-Homeless, Services - Victims, Child Welfare Agency, Other government - State	Housing Need Assessment, Public Housing Needs, Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied youth, Non-Homeless Special Needs, Anti-poverty Strategy, Lead-based Paint Strategy	Multiple letters sent requesting: 1) Information about health, housing and services offered, especially for children, elderly, disabled, HIV/AIDS persons and families, and homeless. 2) Discharge policy information. 3) Lead-based paint poisoning data and mitigation strategies.
Departamento de Recursos Naturales y Ambientales (DRNA)	Other government - State, Planning organization	Non-Homeless Special Needs, Non Housing Community Development needs	Letter sent requesting information about flood zone management plans, risk mitigation strategies, flood zone data and maps, and recommendations for flood risk management and community resilience.
Departamento de Salud	Housing, Services-Health, Health Agency, Other government - State	Housing Need Assessment, Non-Homeless Special Needs, HOPWA Strategy, Anti-poverty Strategy, Lead-	Multiple letters sent requesting: 1) Discharge policy information. 2) Ryan White Program information for HIV/AIDS services. 3) Lead-based paint poisoning data, affected housing addresses, and mitigation recommendations.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		based Paint Strategy	
Departamento de la Vivienda	Housing, Services - Housing, Other government - State	Housing Need Assessment, Lead-based Paint Strategy, Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied youth, Non-Homeless Special Needs, Market Analysis, Anti-poverty Strategy	Letter sent requesting information about housing for low income persons and lead-based paint poisoning data, affected housing addresses, mitigation strategies, and information about health, housing and services for vulnerable populations.
HUB Advance Networks	Regional organization, Services- Broadband	Non Housing Community Development needs	Letter sent requesting information about current broadband coverage especially in low-income communities, infrastructure expansion plans, affordability programs, and barriers to broadband access.
Junta de Planificación	Other government - State, Planning organization	Non-Homeless Special Needs, Non Housing Community Development needs	Letter sent requesting information about flood zone management plans, risk mitigation strategies, flood zone data and maps, and recommendations for flood risk management and community resilience.
Liberty Puerto Rico	Regional organization, Services- Broadband	Non Housing Community Development needs	Letter sent requesting information about current broadband coverage especially in low-income

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			communities, infrastructure expansion plans, affordability programs, and barriers to broadband access.
Municipio de San Juan (HOPWA Program)	Housing, Services-Persons with HIV/AIDS, Other government - Local	Housing Need Assessment, Non-Homeless Special Needs, HOPWA Strategy, Market Analysis	Letter sent requesting statistics and socioeconomic profile of persons with HIV/AIDS in Caguas, HOPWA program services data, housing and support needs, barriers to access, and coordination improvements.
Negociado para el Manejo de Emergencias y Administración de Desastres (NMEAD)	Health Agency, Other government - State, Regional organization	Non-Homeless Special Needs, Non Housing Community Development needs	Letter sent requesting information about flood zone management plans, risk mitigation strategies, flood zone data and maps, and recommendations for flood risk management and community resilience.
Oficina Estatal de Conservación Histórica	Other government - State, Planning organization	Non Housing Community Development needs	Letter sent requesting description and location of properties in the municipality that are in the Historic Properties Registry, as well as pending applications for historic designation.
Oficina del Procurador de las Personas de Edad Avanzada	Services-Elderly Persons, Other government - State	Housing Need Assessment, Non-Homeless Special Needs, Anti-poverty Strategy	Letter sent requesting information about health, housing and services offered, especially for elderly persons, barriers to access, housing and support needs, and strategies for promoting housing equity.
Oficina Municipal Manejo de Emergencias y Administración de Desastres	Health Agency, Other government - Local, Regional organization	Non-Homeless Special Needs, Non Housing Community Development needs	Letter sent requesting information about emergency and resilience plans, intervention protocols for natural or human-caused emergencies, and infrastructure project recommendations to minimize disaster impact.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Óptico Fiber	Regional organization, Services- Broadband	Non Housing Community Development needs	Letter sent requesting information about current broadband coverage especially in low-income communities, infrastructure expansion plans, affordability programs, and barriers to broadband access.
Oficina de Planificación (Municipal)	Planning organization, Other government - Local	Economic Development, Anti-poverty Strategy, Non Housing Community Development needs	Letter sent requesting information about economic and social planning strategies for municipal development impacting commerce, city economy, infrastructure, and low-moderate income communities or those with special needs.
Programa Head Start	Services-Children, Services-Education, Other government - Local	Non-Homeless Special Needs, Anti-poverty Strategy	Letter sent requesting information about educational services for low and moderate income populations, homeless persons, and populations with special needs.
Programa Municipal de Sección 8	PHA, Services - Housing, Other government - Local	Housing Need Assessment, Public Housing Needs, Market Analysis, Anti-poverty Strategy	Letter sent requesting information about public housing needs, client profile served, physical plant improvements, planned programs and activities, public housing strategies, and data on waiting lists and occupancy levels.
Puerto Rico Board of Realtors	Business and Civic Leaders	Housing Need Assessment, Market Analysis	Letter sent requesting information about real estate market conditions for low and moderate income families, availability of housing units, market development projections, and recommendations.
Servicios al Ciudadano	Services-Elderly Persons, Other government - Local	Non-Homeless Special Needs, Anti-poverty Strategy	Letter sent requesting information about services for elderly persons of low and moderate income, description and availability of

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			services, needs of population segments served, and service projections.
Surrounding Municipalities	Other government - Local	Economic Development, Anti-poverty Strategy, Non Housing Community Development needs	Letter sent requesting information about joint projects to address shared regional needs and collaboration opportunities in transportation, economic development, or social services.
T-Mobile Puerto Rico	Regional organization, Services- Broadband	Non Housing Community Development needs	Letter sent requesting information about current broadband coverage especially in low-income communities, infrastructure expansion plans, affordability programs, and barriers to broadband access.
Coordinadora Morivivi, Inc. (CoC PR-503 Coordinating Agency)	Services-homeless Regional organization Planning organization	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Letter sent with ESG consultation requirements including allocation of ESG grant funds, performance standards development, and HMIS funding policies and procedures.

Attachment 2.1- ESG Standards

MUNICIPALITY OF CAGUAS 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 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 services are provided.

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)
- Social Security
- Federal-State Unemployment Insurance Program
- Child and Adult Care Food Program, and
- Other mainstream resources such as housing, health, social services, employment and 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 must be offered an initial need and eligibility assessment to qualify program participants, including those meeting special population criteria. Individuals and families will be offered, as needed and appropriate, the following Street Outreach services: engagement, case management, emergency health and mental health and 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 made 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 Caguas.

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, childcare, 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 key element for the implementation of the ESG program will begin with the *Coordinadora Moriviví*, the lead entity of the Continuum of Care of 54 Municipalities in Puerto Rico. The *Coordinadora Moriviví* as lead Organization of the PR-CoC-503, usually meets monthly and has a diverse membership of housing and supportive 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 also maintain a collaborative and 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. Single parent 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 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 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. Single parent Families with children

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.

The following table shows the maximum amount of rental assistance required for occupancy under the lease established by the public housing authority for the municipality in which the housing is located) that a participant can receive during the 24 months period:

FY-2025 Period of Time	UNIT TYPE				
	Studio	1 BR	2 BR	3BR	4 BR
Monthly	\$490	\$493	\$577	\$809	\$969
24 Month Period	\$11,760	\$11,832	\$13,848	\$19,416	\$23,256

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:

Security Deposits

- The Municipality limits the security deposit to up to two month's rent.
- Limited to one time assistance in any given year for clients in same household
- The security deposit can be used for the last month rent, if not used the Municipality or the subrecipient should exercise due diligence in recovering security deposit funds owed for any active client relocating from an ESG assisted unit.

Utility Payments

- Utility payments (including arrears) will be limited to 18 months per program participant, per utility service, within a 1-year period.

Rental Assistance

- Short-term rental assistance is limited to up to 3 months in any given year

- Medium term rental assistance is limited to 12 months in any given year. The opportunity for extensions is available every three months as part of the re-certification procedure.
- Rental assistance must not exceed 24 months in a three-year period.
- Rental arrears are limited to a one-time payment not to exceed 6 months; landlord must waive late fees as a condition of accepting ESG assistance
- Rental assistance (including arrears) will be limited to a one-year period
- Rental assistance is limited to the tenant's portion of the rent
- Rental assistance can only be provided if the rent is within fair market value and complies with rent reasonableness standard. In establishing rent reasonableness case managers will be required to determine whether client's rent is reasonable in comparison to rent for other comparable unassisted units.
- Under no circumstances can payment be made directly to clients.

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 after the last day of 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).

Attachment 2.2- HOME Standards

HOME Program Recapture Provision

The Municipality of Caguas HOME Program selected the recapture provision as the method to comply with the affordability period requirement of the HOME Program established in 24 CFR 92.254. The Method selected will allow the Municipality to recapture the entire amount of the direct HOME Subsidy provided to the homebuyer before the homebuyer receives a return.

The HOME subsidy is the financial assistance provided directly to the homebuyer by the Municipality of Caguas HOME Program to reduce the purchase price of the housing unit from fair market value to an affordable price. It is the amount of HOME funds actually disbursed for down-payment and/or closing costs. This financial assistance to the homebuyer will constitute a deferred payment loan, secured through a soft second mortgage through a lien on the fee simple ownership annotated in the Puerto Rico Department of Justice Property Register. A deferred payment loan does not bear any interest on the principal.

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 enables the homebuyer to buy the unit. The direct subsidy includes downpayment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidies include any assistance that reduces 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. The computation for net proceeds is as follows:

Sales Price	\$ _____
Less Closing costs	\$ _____
Mortgage Loan Repayment	\$ _____
Net Proceeds	\$ _____

During the affordability period, the following rules related to the buyer's 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 in 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 Requirement for the Home Program is as follows:

HOME Funds provided	Term of Affordability
Less than \$15,000	5 years
15,000 to \$40,000	10 years
\$40,000 or more	15 years

If the participant housing unit is sold (voluntary or involuntary), or is no longer used as a principal residence prior to the end of the affordability period, the Municipality of Caguas will recapture the entire amount of the HOME investment if the homebuyer acquired the home through the direct assistance of HOME funds. However, in the event of a sale such repayment shall be limited to the net proceeds, if any of the sale.

Voluntary Payment of Subsidy

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" and the following formula will be used to compute the share of the equity recapture:

Appraised Value:	\$ _____
Less:	\$ _____
(a) Whole HOME subsidy to be returned	
(b) Homeowner's Cash Investment	\$ _____
(Down payment and closing costs, Cost of home improvements)	
Net Surplus Equity to be divided between PJ and homeowner, on the basis of that there are sufficient net proceeds to satisfy alternative I and II	\$ _____

Subordination Conditions

In the past various participants have requested the modification of the terms of the recapture conditions. This situation has occurred with participants that due to medical conditions cannot afford their housing costs. When this situation happens the Municipality of Caguas will subordinate:

- if proceeds will be used to consolidate debts and reduce the total monthly payment of all the households' monthly debts.
- if the new mortgage payment will be lower than the total monthly payments of the debts that will be consolidated.
- if the participant will not receive any cash amount.
- if the new mortgage amount will be the current amount of the principal plus the equity accumulated by the participant.

Attachment 2.3- Homeless and Special Populations Goals

The Municipality is allocating CDBG and ESG resources to address the need of the Homeless and other special populations. The following are the specific one-year goals and the population to be served:

Homeless Population Goals

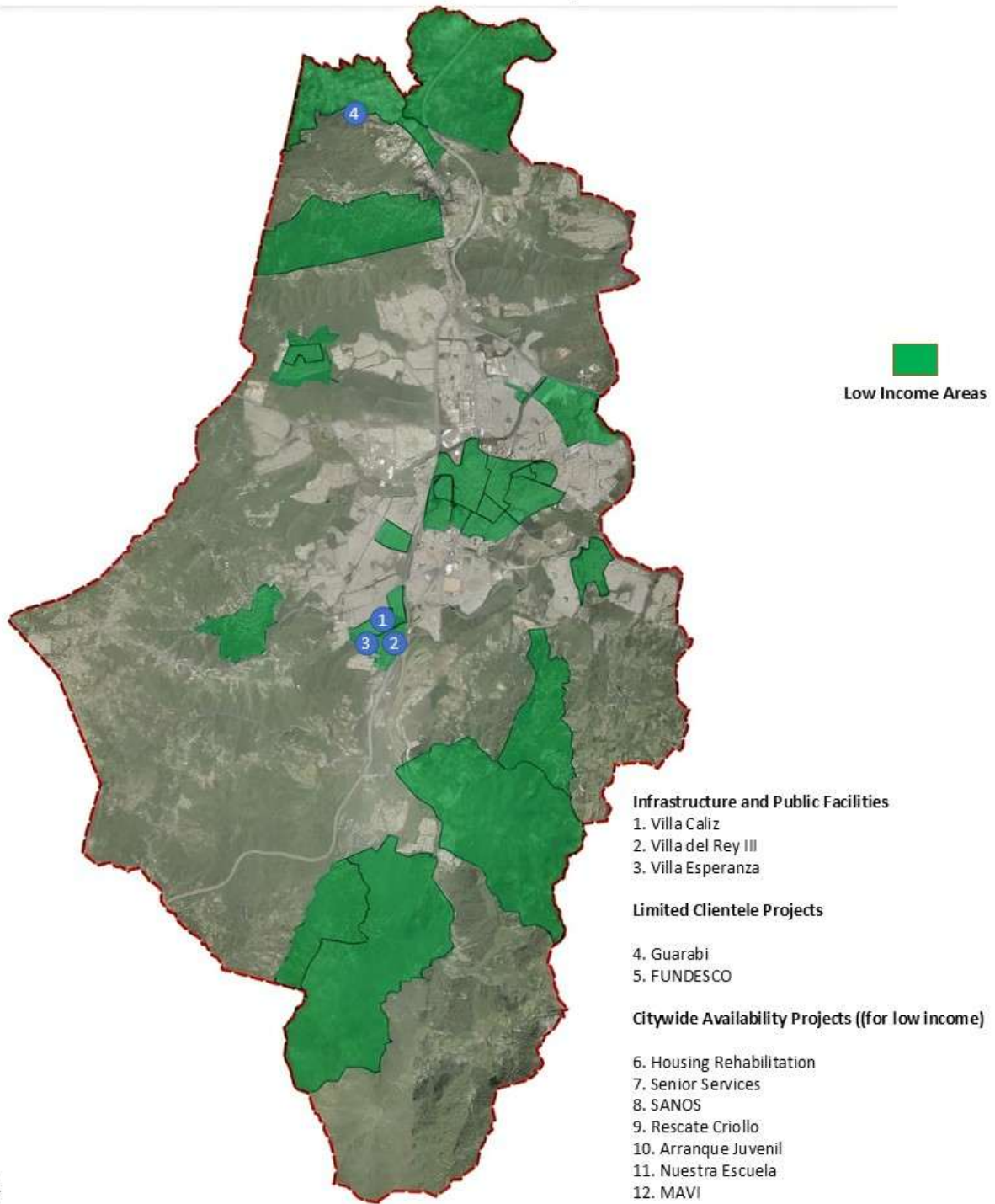
1. Outreach + Shelter services
Population to be served: Homeless Persons
One year goal: 16 Homeless Persons
2. Prevention
Population to be served: Families at risk of becoming homeless
One year goal: 2 families at risk of becoming homeless
3. Rapid Rehousing
Population to be served: Homeless individuals or homeless households
One year goal: 6 homeless individuals of homeless household

Special Population Goals

1. Provision of supportive services to elderly population
Special Population served: Elderly and persons with disabilities
One year goal: 25 persons.
2. Provision of Supportive Services to substance abusers
Special Population served: Substance Abusers
One year goal: 50 persons.
3. Provision of entrepreneurship workshops to public school students.
Special Population served: Public Housing Youth
One year goal: 500 public housing youth.

Attachment 2.4- Geographic Distribution Maps

**Municipality of Caguas
2025-2026 Action Plan
CDBG Proposed Projects**



Attachment 2.5- Language Assessment Four Factor Analysis

MUNICIPALITY OF CAGUAS, PUERTO RICO

LANGUAGE ASSESSMENT

FOUR FACTOR ANALYSIS

In compliance with Executive Order 13166, The Municipality of Caguas has developed the following assessment known as the four-factor analysis. The four factor-factor analysis is an individualized assessment that balances the following four factors:

- The number or proportion of LSP persons served or encountered in the eligible service population ("served or encountered" includes those persons who would be served or encountered by the recipient if the persons received adequate education and outreach and the recipient provided sufficient language services);
- The frequency with which LSP persons come into contact with the program;
- The nature and importance of the program, activity, or service provided by the program;
- The resources available and costs to the recipient.

Although executive order applies to persons with Limited Spanish Proficiency (LSP) we have included as a limitation people that only speak English and are unable to receive services in the Municipality because they cannot communicate effectively with the service provider.

Recipients of HUD assistance, depending on circumstances, have an obligation to provide appropriate types and levels of LSP services to LSP persons to ensure that they have meaningful access to, and choice of, housing and other HUD-funded programs. Language barriers can, for instance, prevent persons from learning of housing opportunities or applying for and receiving such opportunities; learning of environmental or safety problems in their communities and of the means available for dealing with such problems; and/or effectively reporting housing discrimination to the local fair housing agency or HUD, thus hindering investigations of these allegations.

The Municipality of Caguas is committed to ensuring equal access to its programs and services by all residents, regardless of primary language spoken. Title VI and Executive Order 13166 require recipients of federal financial assistance to take reasonable steps to ensure meaningful access to their programs and services by Limited Spanish Proficient (LSP) persons. Persons who do not speak Spanish as their primary language and who have a limited ability to read, write, speak, or understand Spanish can be considered LSP persons. In the case of the Municipality of Caguas, language limitation applies to English speaking persons that encounter difficulties to understand documents in Spanish.

On January 22, 2007, the U.S. Department of Housing and Urban Development (HUD) issued Final Guidance to recipients of HUD funding concerning compliance with the Title VI prohibition

against national origin discrimination affecting LSP persons. HUD's Final Guidance defines a four-factor self-assessment method which assists agencies receiving HUD funds in determining the extent of their obligations to provide LSP services.

FOUR FACTORS ANALYSIS

Municipality of Caguas Four-Factor Analysis: The following Four-Factor Analysis will serve as the guide for determining which language assistance measures the Municipality of Caguas will undertake to guarantee access to the Municipality of Caguas HUD's assisted programs by LSP persons.

Factor #1. Number or proportion LSP persons served or encountered in the eligible services area.

The Municipality used the most recent census data available from the 2018: 5 Years American Community Survey (ACS) (Tables S1601), to evaluate the number of residents who may fall into the LSP population or reverse LSP. The table below provides the information on these populations:

Population 5 years and over	125,528	Percentage
Speak only English	7,591	6%
Speak a language other than English	117,937	94%
Spanish or Spanish Creole	117,876	93.9%
Other Indo-European languages	25	Less than 1%
Asian and Pacific Island languages	19	Less than 1%
Other languages	17	Less than 1%

As the table shows the only population that exceed the 5% threshold is the English Speaking. As required by HUD the Municipality of Caguas will translate vital document of the HUD assisted programs including CAPER, Consolidated and Action Plan Notices.

2. The frequency with which the LSP persons come into contact with the program.

Contact with LSP person who speak English, or any other language (non-Spanish) are infrequent. During the past ten years no request from English speaking individuals has been received.

However, all the Community Planning and Development programs (CDBG, HOME, and ESG) have English speaking staff that can communicate and translate documents as needed.

3. The nature and importance of the program, activity, or service provided by the program.

The following CPD Funded activities provides direct assistance to individuals:

- CDBG Housing Rehabilitation
- HOME Down Payment and Closing Cost Assistance
- ESG Prevention and Rapid Rehousing
- Economic Development
- Public Services
 - SANOS- Centro de Servicios Integrados para la Recuperacion
 - Arranque Empresarial Juvenil (jovenes)
 - MAVI - Movimiento para el Alcance de Vida Independiente

As a result of the LSP analysis contact with LSP persons will be infrequent but expected. The majority of the expected contacts between the Municipality of Caguas staff and LSP persons are meetings, written communications (emails, text, letters) and phone calls where information is exchanged. Examples include interactions by applicants with municipal employees during the application process leading up to the provision of assistance. Other contacts involve the exchange and review of printed materials, some of which may be considered "vital documents". HUD' Final Guidance defines vital documents as, "any document that is critical for ensuring meaningful access to the recipients' major activities and programs by beneficiaries generally and LSP persons specifically". The list of documents considered vital for the CPD Funded Program are:

- Employment and income verification documents
- Certification of economic assistance
- Applications to programs
- Authorization to examine documents
- Appointment notices;
- Agreements.

The Municipality will periodically review and update this list to reflect those documents which are considered vital to applicants and/or residents. With respect to these vital documents, the Municipality will maintain each document in English and Spanish.

In addition, and to promote participation of LSP clientele, all Consolidated Plan, Action Plan, CAPER and amendment will be published in Spanish and English.

4. The resources available and costs to the recipient.

At this time, the Municipality of Caguas translated all the public hearings and notices documents necessary to provide English speaking individuals with adequate access to funding opportunities. The Municipality is currently providing English speaking individuals with the following:

- Free access to bi-lingual staff;
- Copies of the vital documents translated to english;
- All citizen participation notices will include a statement that translators will be available at public meetings upon prior request.

All translated documents and services will be provided without charge to the client.

5. Monitoring and Updating

We will review the LAP to ensure it remains current to the LSP populations in our service area as needed, including any time new census data reveals a significant increase in LSP persons in our service area OR if a significant increase in contacts or inquires with LSP persons is evidenced. At a minimum, the language access plan will be reviewed every 5 years to ensure out LSP policies and procedures remain current and result in effective language services and meaningful access.

Attachment 2.6- Minority Business Enterprise and Women Business Enterprise

I- Background

The Municipality of Caguas is an entitlement grantee under HUD's Community Development Block Grant Program (CDBG), a Emergency Solutions Grant Program, and a Participating Jurisdiction (PJ) under the Home Investment Partnerships Act (HOME) program. It is a federal requirement that grantees received grants must award a fair share of contracts to small and minority business firms. Grantees shall take affirmative action to support of women's enterprises and are encouraged to procure goods and services from labor surplus areas." The HOME program regulations at 24 CFR 92.351(b) call for a minority outreach program inclusive of minority business enterprises (MBE) and women business enterprises (WBE). The Municipality is also required to "take all necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used when possible." This requirement is applicable to contracting and subcontracting opportunities funded in whole or in part with the federal housing and community development assistance provided to the City as a grantee and PJ.

Further, the City is required under §570.507(b) - Reports (24 CFR Part 570, CDBG Final Rule) to submit a report to the U.S. Department of Housing and Urban Development (HUD) on the City's MBE- WBE contracting and subcontracting activity generated through the expenditure of HUD funds.

II- Definitions

Term	Definition
Consolidated Annual Performance and Evaluation Report	Annual report that CPD grantees need to submit to HUD within 90 days of the close of the program year.
Contractor/Subcontractor/Supplier	The individual, partnership, corporation or other legal entity entering into a contract with the Municipality or subcontractor to perform a portion of the work.
Grantee	Municipality of Caguas
Minority and women business enterprises	Entity, business, service, contracting business which is solely owned and operated by a minority group member or women or 50% or more of its partners or stockholders are minority group members or women. If the enterprise is publicly owned, the minority members or stockholders must have at least 51% interest and possess control over management, capital and earnings.
Minority Person	Persons who are citizens of the United States

Term	Definition
	and who are African Americans, Hispanic Americans, Native Americans, or Asian-Pacific Americans African Americans - Persons having origins from any of the Black groups of Africa. The term includes persons having origins in any of the original peoples of the Cape Verdes Islands. Hispanic Americans - Persons having their origins from one or more of the Spanish speaking peoples of Mexico, Puerto Rico, Cuba, Central or South America or the Caribbean Islands. Native Americans - Persons having origins from one or more of the original peoples of North America and who are recognized as an Indian by a tribe or tribal organization. Asian-Pacific Americans - Persons having origins from one or more of the original peoples of the Far East, Southeast Asia or the Pacific Islands, including China, Japan, Korea, Samoa, and the Philippine Islands.
Small Business Enterprise:	A business which meets the definition of minority business enterprise or women business enterprise, and in addition, meets the small business size standards of the Small Business Administration.

III- Objective

This MBE-WBE plan establishes a program for the achievement of certain contracting and subcontracting goals related to contracts and subcontracts funded in whole or in part with federal housing and community development assistance. It is the intent of the Municipality of Caguas to comply fully with the applicable federal policies on MBE-WBE contracting opportunity.

IV- Policy

It is the public policy of The Municipality of Caguas to promote the opportunity for full participation by minority and women's business enterprises ("MBEs" and "WBEs") in all housing and community development programs.

V- Coordination and Reporting to HUD

The Planning Office Director, as the CDBG Consolidated Plan Coordinator, will be responsible of the implementation and reporting of the MBE-WBE program and be responsible for the dissemination of program information intended to provide MBE-WBE firms an equitable opportunity to participate in the Municipality's federally-funded contracting opportunities.

Following the conclusion of the federal fiscal year (September 30th), the Planning Director shall ensure that the HUD-2516 Contract and Subcontract Activity Report is completed for all CDBG, ESG and HOME funded projects using the data supplied by contractors that is made part of each project file. All contracts and subcontracts of \$10,000 or more must be reported on the HUD-2516. Contracts or subcontracts less than \$10,000 may be reported only if they represent a significant portion of the Municipality's total contracting activity. The HUD-2516 shall be maintained by the Housing Coordinator for audit purposes by HUD.

The Planning Director is also required to complete and submit with the CAPER the MBE Summary Report. All reports must be retained by the Municipality City for five years as required by the record keeping retention requirement at 24 CFR Part 570.502 (a)(16).

VI- Efforts

The following are the efforts that will be undertaken by the Municipality to promote the participation of MBE and WBE:

1. The Municipality will appoint a MBE/WBE coordinator with the responsibility of coordination, enforcing and recordkeeping. The coordinator will maintain centralized records with statistical data on the utilization and participation of MBEs and WBEs as contractors/subcontractors in all HUD-assisted program contracting activities.
2. Bid solicitations shall indicate that the activity is a federally funded CDBG, ESG or HOME activity where participation by MBE-WBE firms is crucial. The city will continue to use its newspapers, website and other social media to advertise bid opportunities.
3. Disseminate information and communications on contracting procedures and specific contracting opportunities.
4. Opening bids opportunities will be communicated by email to the Puerto Rico Minority Supplier Development Council.
5. Maintain an electronic list of known MBE and WBE that will include email, Name, Contact Persons and Address.
6. Notify WBE and MBE of contracting opportunities.
7. Update bidders, MBE-WBE lists on a continuous basis and makes lists available to potential bidders.
8. Post bids/job opportunities at the bulletin boards.
9. Maintain a record of all bids and awards where MBE-WBE are involved.

10. Provide technical assistance to MBE-WBE relative to bonding, insurance and financing required for performance of Municipal and other contracts.

Attachment 2.7- Affirmative Marketing Plan

I. Introducción

Este plan de mercadeo afirmativo ha sido desarrollado para las actividades del Programa HOME del Municipio de Caguas. El documento fue preparado utilizando los reglamentos aplicables del programa HOME (24 CFR 92.351), circulares y otros documentos. La reglamentación requiere que aquellas jurisdicciones participantes que provean fondos para proyectos de 5 o más unidades tengan un plan de mercado para evitar la discriminación por raza, color, origen nacional, sexo, orientación sexual, fuente de ingreso, religión, estatus familiar, impedimentos. Además, requiere la reglamentación que se documente y evalúe la implantación del plan preparado.

El mercadeo afirmativo no es lo mismo que el mercadeo general de un proyecto. La aplicación de las actividades de mercadeo afirmativo está dirigidas a clientela (vivienda de alquiler o compradores) que usualmente no solicitan ni participan de estos programas¹. El Municipio o el dueño de proyecto debe dirigir sus esfuerzos de mercadeo para acercar a esta población a las diferentes actividades de vivienda asistida a través de estrategias de promoción.

La implantación de este plan será responsabilidad de Departamento de Vivienda del Municipio de Caguas específicamente de su programa HOME. Toda documentación del cumplimiento con este documento se encontrara en los expedientes de dicho programa. Los contratos generados por el Municipio harán referencia a este documento y será mandatorio otorgar una copia del documento a cada desarrollador.

II. Propósito

Tal como es requerido por la reglamentación el propósito de este documento es evitar la discriminación y promover la igual oportunidad de obtener una vivienda asequible en las actividades costeadas con fondos HOME en el Municipio de Caguas.

Es política pública que el Municipio de Caguas y los desarrolladores que reciban fondos HOME promueven sus actividades abiertamente y afirmativamente en todos los sectores de la población, pero en específico en aquellos que usualmente no solicitan o desconocen de la existencia de los mismos. El Municipio y los desarrolladores:

- Harán todos los esfuerzos de notificar de la disponibilidad de fondos

¹ El termino utilizado en ingles es “potential tenants and home buyers who are least likely to apply for and/or purchase housing”.

- Promoverán a la población a solicitar los fondos HOME
- Ofrecerán igual oportunidad a todos los sectores de la población.

Es Política publica del Municipio el asegurarse que aquellos individuos que usualmente no solicitan de estos programas debido a su condición social o por su desventaja económica sean informados de las unidades de vivienda disponible, se les ayude en el proceso de solicitar, y se les brinde igual oportunidad en el momento de rentar o comprar una unidad de vivienda.

III. Medios para promover afirmativamente las actividades del programa HOME

El Municipio de Caguas utilizará los siguientes medios (según estén al alcance o disponible) para informar al público, arrendadores y compradores potenciales, desarrolladores (con y sin fines de lucro) existentes y potenciales de las Leyes de mercadeo afirmativo, del Plan de Mercadeo Afirmativo y de los procedimientos aplicables:

- Email
- Brochures
- Periódicos
- Web - Redes Sociales
- Radio / Televisión

El personal del Municipio de Caguas será responsable de la implantación del Plan de Mercadeo Afirmativo y de su efectividad. El Municipio informara a la comunidad en general de la disponibilidad del documento y de la política publica a través de reuniones ciudadanas, adiestramientos a desarrolladores y entidades sin fines de lucro, tabloncillos de expresión pública. Durante la firma de los contratos el municipio proveerá a los desarrolladores de vivienda de alquiler los siguientes documentos:

- a. Copia del Plan de Mercadeo Afirmativo
- b. El Brochure Housing Discrimination & Your Civil Rights: A Fair Housing Guide for Renters & Home Buyers

Se le requerirá a los desarrolladores que coloquen estos documentos en los tabloncillos de edictos de los proyectos. Personal del municipio orientará a toda persona interesada en las oficinas del Programa HOME sobre los requisitos de mercadeo afirmativo y vivienda justa. El Municipio orientará a través del teléfono a las personas que llamen sobre los requisitos de mercadeo afirmativo y vivienda justa. Además, el Municipio orientará en la página de internet del Municipio sobre los requisitos de mercadeo afirmativo y vivienda justa. Para ampliar la difusión del plan de mercadeo el personal del Municipio ofrecerá orientación durante su participación en ferias de vivienda y otras actividades similares.

IV. Acciones requeridas de Mercadeo Afirmativo

Anualmente el Municipio llevará a cabo las siguientes acciones:

1. Durante las vistas del Plan Consolidado se orientará a los asistentes sobre los requisitos de mercadeo afirmativo y vivienda justa.
2. Los avisos del Plan Consolidado y del CAPER se ofrecerán en inglés para atender la limitación de las personas que no hablen español.
3. Se mantendrá un listado de desarrolladores potenciales para invitar a los mismos a participar de las oportunidades de fondos HOME para el desarrollo de proyectos.
4. Se enviará por correo electrónico a organizaciones sin fines de lucro notificación sobre disponibilidad de fondos y disponibilidad de unidades de vivienda de alquiler.
5. Se utilizará el logo de vivienda justa en todas las comunicaciones del Municipio
6. Los brochure del programa se publicarán en español y en Inglés.
7. Se notificará al programa de Sección 8 y a la Administración de Vivienda Pública sobre disponibilidad de unidades venta y alquiler.

V. Desarrolladores

Todo desarrollador deberá incorporar el logo de igual de vivienda en toda correspondencia relacionada al proyecto subsidiado con fondos HOME. En la promoción que se lleve a cabo al anunciar el proyecto deberá indicar que el proyecto es uno subsidiado con fondos HOME del Municipio de Caguas y que el mismo es mercadeado dando igual oportunidad a todos los solicitantes.

En la oficina de venta y/o de administración del proyecto se deberá mostrar claramente el logo de vivienda justa y copia del plan de mercadeo afirmativo. El desarrollador no rechazará ninguna solicitud independientemente de la raza, color, nacionalidad, sexo, orientación sexual, fuente de ingreso, religión, status familiar el impedimento del solicitante.

A cada desarrollador se le requerirá completar el formulario HUD-935.2. Este formulario formara parte del expediente del proyecto.

VI. Documentación De Mercadeo Afirmativo

Sera responsabilidad del coordinador del Programa HOME o de la persona que este designe el mantener documentación de las acciones de mercadeo afirmativo. Entre los documentos que el Municipio mantendrá se encuentran:

1. Copias de anuncios colocados en los tableros de edictos del Municipio (Con fotografía que lo evidencie)
2. Copias de anuncios colocados en los tableros de edictos de los proyectos subsidiados por el Municipio (Con fotografía que lo evidencie)

3. Copia del material utilizado en presentaciones, reuniones, adiestramiento o cualquier otra actividad de promoción del programa HOME.

VII. Evaluación de Efectividad del Plan del Mercadeo Afirmativo

Un resumen de las acciones propuestas en este plan que hayan sido tomadas por el Municipio será incluido en el Consolidated Annual Performance Report (CAPER). En caso de que no se haya cumplido significativamente con las acciones de este plan será necesario tomar las acciones correctivas para lograr el cumplimiento con las estrategias.

VIII. Acciones Propuestas 2025

El Municipio de Caguas se compromete a promover la igualdad de oportunidades en la vivienda y prevenir la discriminación. Para ello, se implementará el siguiente Plan de Mercadeo Afirmativo durante el año programa 2025-2026.

Objetivos

1. Informar a la ciudadanía sobre la disponibilidad de subsidios de vivienda bajo los programas HOME (First Time Home Buyer) y ESG Rapid Rehousing y Prevención.
2. Promover el acceso equitativo a la vivienda para todos los residentes de Caguas.
3. Prevenir y combatir la discriminación en la vivienda.

Acciones Propuestas

- Campañas de información pública
 - Utilizar los tableros de expresión pública y las redes sociales para anunciar la disponibilidad de subsidios de vivienda.
 - Distribuir folletos informativos en el Departamento de Vivienda Municipal y en la Oficina de Planificación.
 - Colocar carteles sobre vivienda justa y derechos civiles en las Vivienda Municipal y en la Oficina de Planificación y en otras facilidades públicas
 - El logo de vivienda justa se utilizará en nuestra poblaciones y material promocional.
- Orientación y asistencia
 - El oficial de mercadeo afirmativo y vivienda justa ofrecerá orientación a personas y entidades interesadas.
 - Se utilizará las redes y la página oficial del Municipio para orientar a los ciudadanos.
 - Durante las orientaciones a los potenciales participantes se les orientará sobre vivienda justa y mercadeo afirmativo y se le dará copia de material informativo.

- Monitoreo y evaluación
 - El Municipio documentará las acciones tomadas para cumplir con los requisitos establecidos.
 - Cualquier querella será tramitada en 15 días laborables o menos.

El Municipio de Caguas se compromete a implementar este Plan de Mercadeo Afirmativo de manera efectiva y eficiente. Trabajaremos para garantizar que todos los residentes de Caguas tengan acceso a una vivienda segura y asequible en una comunidad inclusiva.

Attachment 2.- Additional Narratives

ADDITIONAL NARRATIVES FOR SECTION NA-45

1. CHARASTERISTICS OF ERDELRY AND FRAY ERDERLY POPULATION

According to Census S0103PR, the median age for the total population is 44.2 years, but for those 65 years and over, it rises to 74.8 years. This indicates a significant elderly population within Caguas. Of the total population, 53.8% are female, and this spin is more pronounced in the 65 and over group, where 59.6% are female. Racial and ethnic composition shows that in Caguas is predominantly Hispanic.

Socially, there are notable indicators. A substantial portion of the population lives in households (125,110 out of 126,239). Among those aged 65 and over, a large percentage are householders or spouses (89.0%). There's also a considerable number of non-family households (34.8%), with a significant percentage of householders living alone (29.8%). For the 65 and over group, this increases to 44.4% and 41.5%, respectively. Marital status varies, with 34.5% of the population aged 15 and over now married, except separated, and 40.9% never married. Among those 65 and over, 46.5% are now married, except separated, and a significant 25.9% are widowed.

In Education, 14.7% of the population aged 25 and over have less than a high school graduate education, while 34.8% have a bachelor's degree or higher. For those 65 and over, 30.3% have less than a high school education, and 23.8% have a bachelor's degree or higher.

In economically, there are several indicators of potential need. The poverty status reveals that 36.6% of the population is below the poverty level, and for those 65 and over, it's 35.7%. A substantial percentage of households receive Food Stamp/SNAP benefits (42.7%). Income sources vary, with 62.0% of households having earnings, and 43.4% of households receiving Social Security income. For households with individuals 65 and over, 86.9% receive Social Security income.

Disability status is a critical factor, with 25.1% of the population having a disability. This percentage is much higher for those 65 and over, at 51.7%.

Housing characteristics include that 66.6% of housing units are owner-occupied, and 33.4% are renter-occupied. For those 65 and over, 81.9% of housing units are owner-occupied.

2. CHARASTERISTICS OF POPULATION WITH DISAABILITIES

According to Census S1810, in Caguas 31,483 individuals out of a total population of 125,551, are living with a disability, which constitutes a disability rate of 25.1%. This shows variations across gender, with females experiencing a higher disability rate of 26.3% compared to males, who have a rate of 23.7%. In addition, the Hispanic population, which represents a substantial portion of Caguas, also exhibits a disability rate of 25.1%.

Also, age is a crucial determinant in disability prevalence, with rates showing a marked increase with advancing age. Specifically, the disability rate is 0.7% for individuals under 5 years, 15.3% for those between 5 and 17 years, 11.9% for individuals aged 18 to 34, 23.1% for those between 35 and 64 years, 39.9% for individuals aged 65 to 74, and a substantial 63.8% for those 75 years and over.

Regarding the disability types, 5.0% of the population experiences hearing difficulty, 8.3% have vision difficulty, 12.2% face cognitive difficulty, 14.0% encounter ambulatory difficulty, 5.1% struggle with self-care difficulty, and 10.4% have independent living difficulty. Further detail on disability types by age group reveals that within the population under 18 years, 1.5% have hearing difficulty, 2.4% have vision difficulty, 13.3% have cognitive difficulty, 0.9% have ambulatory difficulty, and 2.0% have self-care difficulty. For the population between 18 and 64 years, 2.2% have hearing difficulty, 6.7% have vision difficulty, 9.3% have cognitive difficulty, 8.8% have ambulatory difficulty, 2.6% have self-care difficulty, and 5.1% have independent living difficulty. Among individuals aged 65 and over, 15.4% experience hearing difficulty, 17.2% have vision difficulty, 19.6% have cognitive difficulty, 36.3% have ambulatory difficulty, 14.2% have self-care difficulty, and 25.6% have independent living difficulty.

3. CHARACTERISTICS OF ALCOHOL AND DRUG ADDICTION

Substance use disorder represents a significant public health concern in Puerto Rico, demanding a thorough understanding of the individuals affected to facilitate effective intervention and policy formulation¹. This report aims to provide a detailed analysis of the characteristics associated with alcohol and other drug addiction in Puerto Rico, with a specific focus on the region of Caguas where possible. By synthesizing available research data, this analysis seeks to illuminate the prevalence, demographics, commonly used substances, contributing factors, co-occurring conditions, and health consequences related to substance use disorders within this population.

Prevalence and Demographics of Substance Use Disorders in Puerto Rico

The prevalence of substance use disorders among Hispanic Americans overall mirrors that of the total United States population, with approximately 7.1% of Hispanic Americans experiencing a substance use disorder compared to 7.4% nationally. However, a closer examination reveals notable differences within Hispanic communities. Individuals of Puerto Rican descent exhibit the highest rates of recent illicit drug use, at 6.9%, and recent marijuana use, at 5.6%, among Hispanic subgroups. This suggests that factors specific to the Puerto Rican population may contribute to a greater likelihood of recent substance use compared to other Hispanic groups. Furthermore, estimates indicate that around 11.5% of adults aged 18 to 64 in Puerto Rico meet the criteria for a substance use disorder, with approximately 2.5% of the adult population requiring substance use treatment. The sheer number of individuals estimated to be living with addiction, around 70,000, underscores the substantial scale of this public health issue in Puerto Rico. A 2002 survey further highlighted the extent of the problem, finding that 14.7% of individuals aged 15 to 64 in Puerto Rico met the criteria for a substance use disorder at some point in their lives. These figures collectively illustrate a significant burden of substance use disorders within the Puerto Rican population.

Alcohol Use Disorder (AUD) also presents a considerable challenge in Puerto Rico. Studies conducted in San Juan indicate a lifetime prevalence of DSM-5 AUD of 38% among men and 16% among women. More broadly, it is estimated that around 5.2% of adults in Puerto Rico meet the criteria for alcohol addiction, with a more recent assessment suggesting that 16.9% of adults on the island suffer from alcohol abuse or dependence. Notably, research suggests that Puerto Rican men and women tend to consume more alcohol than any other Hispanic American subgroup and are almost three times more likely to develop

AUD compared to non-Hispanic white Americans . This elevated risk may be linked to cultural factors prevalent in Puerto Rico, such as the early initiation of drinking and a lower level of social stigma associated with alcohol consumption compared to the contiguous United States.

Demographic data provides further insight into the characteristics of individuals affected by substance use disorders in Puerto Rico. A study conducted in San Juan reported an average age of 41.7 years among participants, with a near-equal gender distribution (46% men and 54% women). Within this sample, the highest rates of lifetime AUD were observed in men aged 30-39 (48%) and women aged 18-29 (29%). In contrast, data from 2000 to 2001 indicated that the majority of individuals receiving treatment for drug abuse in Puerto Rico were adult males, accounting for 88% of admissions. More recent data from 2020 to 2022 on opioid overdose cases in Puerto Rico revealed that most individuals experiencing overdoses were male and within the 35-44 age group, with the municipality of Caguas being identified as one of the prominent areas of residence. These demographic trends suggest that while substance use disorders affect both genders, men appear to be more represented in treatment settings and are disproportionately affected by opioid overdoses. However, alcohol use disorder exhibits a significant presence in both men and women, with younger women showing higher prevalence in some studies. The identification of Caguas as a location with a notable number of opioid overdose cases points to a potential regional concentration of this specific issue.

Table 1: Lifetime Prevalence of DSM-5 AUD by Gender and Age in San Juan, Puerto Rico

Age Group	Men (%)	Women (%)
18-29	34	29
30-39	48	18
40-49	32	17
50+	36	8

Commonly Abused Substances in Puerto Rico

Research consistently identifies opiates, marijuana, and alcohol as the substances most commonly abused in Puerto Rico. Among Hispanic Puerto Ricans, heroin stands out as the most frequently abused drug, with treatment admission rates significantly higher compared to other Hispanic individuals in Puerto Rico. This highlights a particular vulnerability within the Hispanic Puerto Rican community to heroin addiction. Cocaine is also readily available and widely abused across the island, with both powdered and crack cocaine posing significant problems. Puerto Rico's geographical location makes it a major transshipment

point for cocaine destined for the United States mainland, contributing to its availability. Marijuana is another commonly used illicit drug throughout Puerto Rico. The term "opioid Rico" has even been used to describe the island due to the substantial presence of both pharmaceutical and illicit opioids and their misuse. Data from 2000 to 2001 showed that more individuals sought treatment for heroin abuse than for any other illicit substance in Puerto Rico. More recently, opioid overdose cases between 2020 and 2022 in Puerto Rico involved substances such as heroin, fentanyl, and prescription painkillers. The consistent identification of heroin and other opioids as primary drugs of abuse, coupled with the island's role in drug trafficking, suggests a strong link between the availability of these substances and the patterns of addiction observed. The significant prevalence of marijuana and cocaine use further indicates a broad issue of illicit drug consumption in Puerto Rico.

Table 2: Commonly Abused Substances and Treatment Admissions in Puerto Rico

Substance	% of Hispanic Puerto Rican Treatment Admissions	% of Other Hispanic Treatment Admissions	Notes
Heroin	43.5	13.2	Most commonly abused substance for Hispanic Puerto Ricans
Marijuana	14.3	17.7	Widely available and commonly abused
Alcohol	Data not specified in this format	Data not specified in this format	One of the most abused substances
Cocaine	Data not specified in this format	Data not specified in this format	Readily available and commonly abused
Opioids (general)	Data not specified in this format	Data not specified in this format	High rates of misuse

Factors Contributing to Substance Use Disorders in Puerto Rico

Several interconnected factors contribute to the prevalence of substance use disorders in Puerto Rico, spanning cultural, social, and economic domains.

Culturally, the early initiation of drinking and the reduced stigma surrounding alcohol consumption in Puerto Rican society compared to the US mainland likely play a significant role in the higher rates of alcohol use and AUD observed. The normalization of social drinking across various age groups within Puerto Rican culture may also contribute to a perception where problematic drinking is less readily identified as such. Conversely, religious affiliation appears to offer a protective effect against illicit substance use among transitional age youth in Puerto Rico, with both Catholicism and Non-Catholic Christianity associated with a lower risk of illicit SUD. The absence of religious affiliation, however, correlates with a higher risk. While traditional Puerto Rican cultural values generally discourage drug use, this protective mechanism can be weakened through acculturation to US norms, where drug acceptance may be more prevalent.

Social factors also exert a strong influence on substance use disorders in Puerto Rico. Lower levels of family cohesion have been linked to increased risks of more severe AUD, whereas strong family cohesion and pride may offer a buffer against drinking problems. Experiences of perceived discrimination based on race, ethnicity, or language are significantly associated with substance use. Stressful life events, including socioeconomic hardship and the challenges of acculturation, can also elevate the risk of substance use disorders. Among older adults in Puerto Rico, engagement in social activities may act as a protective factor against cigarette use. The influence of parental substance use on their offspring is another critical social factor, with a strong association observed across generations. Furthermore, the pervasive stigmatization of individuals with illicit drug use disorders in Puerto Rico often leads to a prioritization of law enforcement over treatment and prevention efforts. Among low-income urban women in Puerto Rico, experiences of intimate partner violence have been identified as a predictor of heavy drug use. The availability of social support networks, or the lack thereof, can also impact substance use, as evidenced by the association between lower social support following events like Hurricane Maria and increased substance use among youth.

Economic factors also contribute to the vulnerability of individuals in Puerto Rico to substance use disorders. Poverty and low socioeconomic status are significant contributors to substance dependency, particularly among women. Unemployment and low levels of educational attainment have been found to predict heavy drug use among low-income urban women. While a direct correlation between income or education level and illicit drug consumption may not always be apparent, individuals arrested for drug offenses are often from impoverished backgrounds, are young, and unemployed, suggesting a link between socioeconomic marginalization and involvement in drug-related crime. Economic hardship can also drive vulnerable individuals, such as women with opioid use disorder, to engage in risky behaviors like sex work. Furthermore, exposure to public assistance during childhood and early adolescence has been associated with an increased likelihood of substance use in later adolescence and young adulthood.

Co-occurring Mental Health Disorders and Substance Use

The co-occurrence of mental health disorders and substance use disorders is a significant concern in Puerto Rico. Research indicates that individuals struggling with substance use are more likely to experience mental health problems such as depression, anxiety disorders, schizophrenia, and personality disorders ²⁸. A 2002 survey in Puerto Rico revealed that approximately 31.4% of individuals with alcohol dependence and 41.4% of those with drug dependence also met the criteria for major depression or generalized anxiety disorder. This high rate of comorbidity has significant implications, as individuals with co-occurring depression and addiction often experience more severe symptoms and face a greater risk of relapse and suicide. Interestingly, studies have shown that U.S.-born Latinos are considerably more likely to report dual diagnoses (the presence of both a substance use disorder and a non-substance mental disorder) compared to foreign-born Latinos. Among Puerto Ricans with substance use disorders, anxiety disorders, particularly post-traumatic stress disorder (PTSD), and affective disorders, such as major depressive disorder, are common co-occurring conditions. The strong association between mental health and substance use underscores the critical need for integrated treatment approaches in Puerto Rico, where both conditions are addressed simultaneously. The elevated rates of dual diagnoses among US-born Latinos suggest that acculturation processes may influence the likelihood of these co-occurring disorders. The specific prevalence of anxiety and affective disorders alongside substance use highlights the importance of screening and targeted treatment for these mental health conditions within this population.

Health and Social Consequences of Substance Use Disorders in Puerto Rico

Substance use disorders in Puerto Rico are associated with a range of severe health and social consequences.

From a physical health perspective, Puerto Rico faces a significant challenge with high rates of HIV and AIDS. It is estimated that nearly 40% of individuals infected with these diseases may have contracted them through intravenous drug use. The island also has one of the highest rates of hepatitis C virus infection within the United States, a vulnerability often linked to injection drug use. The opioid crisis has also had a devastating impact, with a substantial increase in opioid overdoses, including over 600 fentanyl-related overdoses and 60 deaths reported in 2017. Tragically, there has been a marked increase in overdose deaths among women in recent years. For women struggling with substance use, the health consequences can include poor nutrition, low self-esteem, and experiences of physical abuse. Substance use in general can lead to cognitive decline and a heightened risk of overdose mortality. Alcohol consumption is a major contributing factor to fatalities resulting from vehicular accidents and various other health-related problems. In 2004, the mortality rate for chronic liver disease and cirrhosis on the island was 2.6 per 100,000 people. Notably, drug use is a primary driver of HIV transmission in Puerto Rico.

The mental health consequences of substance use disorders in Puerto Rico are intertwined with the high rates of co-occurring conditions like depression and anxiety, as previously discussed. Experiences of discrimination have been linked to increased levels of perceived stress and depressive symptoms, and depressive symptoms themselves show a strong correlation with both illegal and prescription drug abuse.

The social consequences of substance use disorders in Puerto Rico are far-reaching. The illicit drug trade has been implicated in a significant proportion of homicides on the island, with estimates reaching as high as 63% in 2001. A large percentage of the incarcerated population, around 61%, is serving time for drug-related convictions. For women, drug use is often associated with problem behaviors such as arrests, incarceration, and premature death, as well as negative social outcomes like prostitution. The prevailing stigmatization of drug users contributes to a societal approach that favors criminalization over treatment and often limits access to necessary care. The presence of drug trafficking organizations and the associated violence create a climate of danger and fear within communities. Individuals struggling with heroin addiction may resort to crimes like robbery and burglary to fund their drug use. Furthermore, substance use during adolescence is linked to behavioral disorders and delinquency, which can impede educational opportunities and perpetuate social adversity.

Focus on Caguas, Puerto Rico

While prevalence data for alcohol and drug addiction specific to Caguas is limited within the provided information, data on opioid overdoses between 2020 and 2022 indicates that Caguas experienced a notable number of cases. In 2020, Caguas accounted for 16.1% of overdose cases where the individual's residence was known, increasing to 17.8% in 2021 before decreasing to 9.5% in 2022. This suggests a significant presence of opioid-related issues within the Caguas municipality.

Despite the limited prevalence data, there are several alcohol and drug rehabilitation centers located in or near Caguas, indicating an effort to address substance use disorders in the region. These facilities offer a range of services:

- **Hogar Resurreccion:** Located in Caguas, this private center provides detox services, long-term residential care, and recovery housing for individuals struggling with various substance addictions, including alcoholism, co-occurring mental health disorders, and opiate addiction.
- **Hogar Crea Real:** Also situated in Caguas, this facility offers long-term residential support and relapse prevention services for individuals recovering from substance abuse.
- **Caguas APS Clinics – Outpatient:** This outpatient clinic provides therapy for co-occurring mental health disorders and substance use.
- **Clinica Integral Tx Metadona:** Located in Caguas, this state government healthcare organization offers outpatient methadone treatment for individuals with opioid addiction.
- **First Hospital Panamericano:** While the exact location is not specified as Caguas in all sources, it offers detoxification services and individual and group counseling.

The presence of these diverse treatment options in and around Caguas suggests a recognized need for substance abuse services within the community. While specific prevalence studies for Caguas are lacking in the provided material, the opioid overdose statistics serve as an indicator of the challenges the region faces, particularly concerning opioid use.

Conclusion

In summary, the characteristics of individuals with alcohol or other drug addiction in Puerto Rico reveal a complex interplay of cultural, social, and economic factors contributing to a significant public health issue. Prevalence rates for both general substances use disorders and alcohol use disorder are notable, with Puerto Ricans exhibiting higher rates of recent illicit drug and marijuana use compared to other Hispanic subgroups. Men are more frequently represented in treatment settings and are disproportionately affected by opioid overdoses, while alcohol use disorder is prevalent in both genders. Heroin and other opioids, along with marijuana and alcohol, are the most abused substances. Cultural norms around alcohol consumption, social determinants such as family cohesion and discrimination, and economic vulnerabilities all contribute to the risk of developing substance use disorders. The high prevalence of co-occurring mental health conditions necessitates integrated treatment approaches. The health and social consequences are severe, including high rates of HIV/AIDS, overdose deaths, crime, and incarceration. While specific prevalence data for Caguas is limited, opioid overdose statistics indicate a significant issue in this region, and various treatment facilities are available to address the needs of the community. Continued research is essential to gain a more nuanced understanding of substance use disorders in Puerto Rico, particularly at the regional level, to inform the development and implementation of targeted, culturally sensitive, and evidence-based prevention and intervention strategies. Addressing stigma, improving access to treatment, and tackling the underlying social and economic factors are crucial steps in mitigating the impact of addiction on individuals and communities in Puerto Rico.

4. CHARACTERISTICS OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, AND STALKING

Regarding domestic violence, 439 households have reported being affected, with 52 of these households in the extremely low-income bracket. The data also shows 14 reported cases of sexual assault, with the highest concentration among extremely low-income households. These statistics underscore the critical need for accessible and secure housing options for these vulnerable populations.

To describe the characteristics of victims of sexual violence in Puerto Rico we used the most recent data from the Oficina de La Procuradora De Las Mujeres website (<https://www.mujer.pr.gov/estadisticas>). Victims of sexual violence predominantly are female, comprising approximately 76% (179 out of 234) of the reported incidents. In contrast, males represented about 24% (55 out of 234) of the cases. A significant proportion of these sexual crimes involved acts of lasciviousness (51%) and rape (23%), with females disproportionately victimized in both categories.

Regarding age, minors represent a substantial majority of victims. Notably, victims aged 11-15 are the most affected group, accounting for approximately 38% (98 out of 259) of all cases. Younger children, particularly in the 6-10 age range, are also significantly affected, comprising nearly 15% (38 victims), while children aged 5 or younger account for approximately 12% (30 victims). Adolescents between 16 and 17 represent about 9% (24 victims) of the cases. Victims aged 18 to 24 combined represent approximately 11% (28 victims), indicating that sexual violence predominantly affects children, adolescents, and young adults.

When considering the relationship between victims and offenders, data indicates that in a substantial portion of cases, the perpetrator is someone familiar to the victim. Specifically, the most frequently reported relationships involve acquaintances (65 cases), consensual partners (41 cases), neighbors (33 cases), and other relatives (24 cases). Alarming, there are also considerable instances where the offender is completely unknown to the victim (25 cases), reflecting a significant risk of victimization by strangers.

Additionally, the data on protective orders provides context on victimization beyond direct sexual violence. Females overwhelmingly request protective orders compared to males, with 8,322 female petitioners versus 2,050 male petitioners during the 2023-2024 period. These numbers underscore the broader pattern of gendered victimization prevalent in violence-related issues within the island.

In terms of lethal outcomes related to gender-based violence, women represent the overwhelming majority of victims, with historical data consistently showing higher femicide numbers compared to male victims. For example, in 2024 alone, 24 out of 29 gender-related murders involved female victims, and as of early 2025, all 4 confirmed murders were women.

Overall, the characteristics of sexual violence victims in Puerto Rico highlight a critical public health and safety issue disproportionately affecting women, particularly minors and adolescents, who are most frequently victimized by acquaintances, family members, or close contacts. This underscores the urgent need for targeted preventive measures, enhanced educational efforts, and robust support services tailored to these vulnerable demographics.

5. CHARACTERISTICS OF PERSONS WITH HIV/AIDS AND THEIR FAMILIES

Based on the most recent data from the Puerto Rico Department of Health available through February 28, 2025, the HIV/AIDS epidemic in Puerto Rico shows clear demographic and epidemiological patterns. (see https://estadisticas.pr/en/inventario-de-estadisticas/pr_hiv_aids_surveillance_summary).

A total of 52,462 individuals have been diagnosed with HIV/AIDS, consisting of 20,688 persons currently living with the disease. The metropolitan areas, including San Juan, is significantly impacted, registering 4,230 cases, while regions such as Caguas (2,189 cases), Ponce (2,103 cases), and Arecibo (1,417 cases) also show high prevalence levels.

In terms of demographics, the epidemic predominantly affects adults and adolescents, particularly those aged 25 to 44, who represent 50% of all cases. This age group is closely followed by those aged 45 to 54, making up 14% of cases. Males are disproportionately affected, accounting for 75% of all diagnoses, compared to females who represent 25%.

The primary mode of transmission among adults remains injection drug use (40%), followed by heterosexual contact (34%), and male-to-male sexual contact (19%). A smaller percentage of cases (6%) involves individuals with both male-to-male sexual contact and injection drug use. Among

women, heterosexual transmission dominates at 68%, whereas for men, injection drug use constitutes the largest share (43%).

Regarding age-specific distribution, younger adults aged 25-34 years (31%) and those aged 35-44 years (36%) are the most heavily impacted. The disease also significantly affects older adolescents and young adults aged 15-24, representing 5% of AIDS cases and a substantial proportion of HIV-only diagnoses. The pediatric population, defined as children younger than 13 years old, comprises approximately 1% of total diagnoses, with perinatal transmission accounting for 91% of cases among this group.

Mortality rates remain high among individuals diagnosed with AIDS, particularly among older cases, with cumulative deaths accounting for approximately 61% of all diagnosed cases. HIV-only diagnoses report a considerably lower mortality rate of approximately 22%. These figures underline the importance of continuous care, early detection, and sustained preventive measures targeted toward the most affected groups, especially injection drug users, heterosexual women, and men engaging in same-sex relationships, primarily in urban and densely populated areas.

Additional Narrative NA-50 Non-Housing Community Development Needs – 91.215 (f)

The following is Caguas' list of public service needs:

1. Housing Assistance Services
 - Emergency shelter programs
 - Transitional housing options
 - Permanent housing solutions
 - Section 504 compliant accessible units
 - Housing financial subsidies
 - Home modification grants
 - Housing counseling and placement support
 - Rent and utility payment assistance
2. Healthcare and Medical Support
 - Comprehensive medical care services
 - Health screenings and preventive care
 - Mental health counseling
 - Trauma-informed healthcare
 - Specialized medical referrals
 - Prescription medication support
 - Medical equipment provision
 - Clinical health services
 - Substance abuse treatment
 - Antiretroviral treatment support
3. Transportation and Mobility Services
 - Specialized transportation networks

- Paratransit services
- Senior shuttle programs
- Discounted public transit passes
- Accessible transportation support
- Mobility aid transportation
- 4. Economic and Vocational Support
 - Job training programs
 - Vocational rehabilitation services
 - Employment placement assistance
 - Work skills development
 - Career counseling
 - Financial aid and economic assistance
 - Income supplementation programs
 - Economic empowerment workshops
- 5. Personal Care and Home Support
 - In-home nursing assistance
 - Personal care support
 - Housekeeping services
 - Home maintenance assistance
 - Independent living skills training
 - Case management
 - Orientation and counseling services
- 6. Nutritional and Hygiene Services
 - Meal delivery programs
 - Community meal sites

- Dietary counseling
- Nutritional support programs
- Personal hygiene services
- Food assistance programs
- 7. Psychological and Emotional Support
 - Individual counseling
 - Group therapy sessions
 - Support group programs
 - Trauma recovery services
 - Emotional therapy
 - Family counseling
 - Relapse prevention counseling
- 8. Safety and Legal Protection
 - Personal safety planning
 - Legal protection assistance
 - Restraining order support
 - Legal aid services
 - Domestic violence protection programs
 - Safety and protection activities
- 9. Educational and Skill Development
 - Adaptive educational resources
 - Specialized learning programs
 - Prevention and recovery education
 - Community engagement workshops
 - Addiction recovery education

- Technology skill development

10. Specialized Population Support

- Child protection services
- Women and children support programs
- Senior social engagement initiatives
- Disability-inclusive programs
- HIV/AIDS continuum of care
- Substance abuse recovery support

Additional Narrative MA-25 Public and Assisted Housing – 91.210(b)

REAC scores

Development Name	Inspection Score
Juan Jimenez Garcia	87
Raul Castellon	90
Brisas Del Turabo	79
Brisas Del Turabo li	67
Caguax	99
Turabo Heights	81
Bonneville Heights	94
Villa De Rey	73
Jardines De San Carlos	93
El Mirador Apartment	92

ADDITIONAL NARRATIVES TO SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

Actions to Remove Impediment #1

To address this barrier, the Municipality will evaluate implementing a tax reform strategy specifically targeting affordable housing development, including: (1) establishing reduced IVU rates or complete exemptions for construction materials and services used in qualified affordable housing projects; (2) creating special tax designations for certified affordable housing developers to purchase construction materials without standard sales and excise taxes; and (3) developing a streamlined tax rebate program enabling developers to recover a significant portion of taxes paid during construction. This strategy requires the collaboration between the Puerto Rico's Legislature, the Treasury Department, and municipal government to ensure consistent implementation across jurisdictions.

Actions to Remove Impediment #2

The Municipality will evaluate the provision of financial incentives to property owners or developers interested in producing affordable housing. The following incentives will be considered, and the Municipal government will coordinate with the local and state legislatures for its implementation or for the creation of law that will allow them:

1. 100% Exemption from Basic Property Tax- Under this incentive property owners may receive a one hundred percent (100%) exemption from the basic property tax for a period of five (5) years.
2. 100% Exemption from Municipal License Tax (Patente Municipal)- The Municipality will evaluate the presentation of legislation to offer one hundred percent (100%) exemption from the payment of the municipal license tax for a period of five (5) years.
3. 100% Exemption from Construction Excise Taxes (Arbitrios de Construcción)- The Municipality will evaluate the presentation of legislation to offer developer one hundred percent (100%) exemption from construction excise taxes for a period of five (5) years for any construction, reconstruction, improvement, or rehabilitation work done on the property intended for affordable housing.

Action to Remove Impediment #3

To remove or ameliorate the issue of excessive permitting requirements for prefabricated housing in Puerto Rico, the Municipality could establish or advocate to the State Permit Office a streamlined, expedited permitting process specifically for prefabricated homes that meet pre-approved designs and specifications. This "fast-track" system would drastically reduce processing time and administrative costs while maintaining basic safety standards. The Municipality could develop a comprehensive pre-approval program for standard prefabricated housing models, allowing manufacturers to submit designs once for

blanket approval rather than requiring individual assessments for identical units. This approach would eliminate redundant reviews and significantly reduce both time and expenses. The Municipality could also implement fee reductions or waivers for low-income residents seeking permits for prefabricated housing, making the process more financially accessible.

The Municipality could advocate for state-level regulatory reforms that recognize the inherent differences between traditional and prefabricated construction, potentially influencing changes to Puerto Rico's building codes to better accommodate factory-built housing while maintaining safety standards.

Action to Remove Impediment #4

To address Impediment #4 (Fees and Charges), the Municipality will implement a comprehensive evaluation and reform program of its fee structure during the 2025-2030 period. Between 2025 and 2030, the Municipality will undertake a thorough assessment of all development-related fees, including building permits, impact fees, and infrastructure connection charges. This evaluation will specifically analyze how these costs affect affordable housing projects and identify opportunities to reduce financial barriers for developers focused on creating housing for low and moderate-income residents.

Following this assessment, the Municipality will draft, and present local legislation designed to:

- Create a tiered fee structure that scales according to the affordability level of housing developments
- Establish partial or complete fee waivers for qualifying affordable housing projects
- Implement deferred payment options for certain fees to reduce upfront development costs
- Develop infrastructure cost-sharing mechanisms to prevent these expenses from being entirely passed on to developers and ultimately residents
- Streamline the permitting process to reduce administrative costs

The Municipality anticipates presenting the initial reform legislation to the local governing body by mid-2026, with implementation of approved measures beginning in early 2027. The fee structure will be subject to annual review and adjustment to ensure its effectiveness in promoting affordable housing development while maintaining necessary municipal revenue streams.

MA-35 Special Needs Facilities and Services – 91.210(d)

Elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories in Caguas are described below:

Identified Need by Type of Population

Population	Need
Elderly and Frail Elderly	Day Care Home Care assistance Transportation Nutritional services Recreational activities Orientation regarding services Economic Assistance (utilities, food, drug) Health Services Employment Opportunities Case management
Domestic Violence	Safety Planning Economic Assistance Counselling Emergency and transitional housing Job Opportunities Legal Advocacy Medical care
Youth	Tutoring GED Summer Employment Sports and recreational activities
Persons With Disabilities	Transportation and escort services to medical appointments, shopping and recreational activities Education Housing Rehabilitation assistance (removal of architectural barriers) Health services Case management and counselling Recreational Activities Education In Home Care Access to technology Education Vocational training Financial management Food preparation Life Skills

Population	Need
	Personal Hygiene Home Care and Safety Social Integration Transportation Medical Services and equipment
Alcohol and Drug Abusers	Detox Rehabilitation Temporary shelter Food services Personal cleanliness Case Management Transportation
Persons with HIV/AIDS	Counselling Referral Services Supportive services Economic Assistance Drug Nutritional Services Transportation Economic Assistance
Public Housing Residents	Sports clinics Recreational Activities Education program (GED) Training programs (WIA) Job Placement Programs Community organization Self Management Economic Self-sufficiency Education Training Job referral Section 3 compliance Entrepreneur Development Quality of Life Educational service to the youth Social Services Economic Assistance Cultural activities Recreational Activities Prevention

Grantee SF-424's and Certification(s)

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision
* If Revision, select appropriate letter(s): 		
* Other (Specify): 		
* 3. Date Received: 		4. Applicant Identifier:
5a. Federal Entity Identifier: 		5b. Federal Award Identifier:
State Use Only: 6. Date Received by State: 7. State Application Identifier:		
8. APPLICANT INFORMATION:		
* a. Legal Name: Municipality of Caguas		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 66-0433568		* c. UEI: U46H5KH8CA1
d. Address:		
* Street1: PO BOX 907 Street2: * City: Caguas County/Parish: * State: PR: Puerto Rico Province: * Country: USA: UNITED STATES * Zip / Postal Code: 00726-0907		
e. Organizational Unit:		
Department Name: PLANNING OFFICE		Division Name: CDBG Program
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: David Middle Name: * Last Name: Diaz Isaac Suffix:		
Title: PLANNING OFFICE DIRECTOR		
Organizational Affiliation: MUNICIPALITY OF CAGUAS		
* Telephone Number: (787) 653-8833		Fax Number: (787) 744-9299
* Email: xdiex@caguas.gov.pr		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: C: City or Township Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Assistance Listing Number: 14,210	
Assistance Listing Title: Community Development Block Grant	
* 12. Funding Opportunity Number: 	
* Title: 	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: Municipality of Caguas CDBG Program	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant PR	* b. Program/Project PR
Attach an additional list of Program/Project Congressional Districts if needed.	
	Add Attachment Delete Attachment View Attachment
17. Proposed Project:	
* a. Start Date: 07/01/2025	* b. End Date: 06/30/2026
18. Estimated Funding (\$):	
* a. Federal	1,606,988.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,606,988.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on	
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
☒ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No	
If "Yes", provide explanation and attach	
	Add Attachment Delete Attachment View Attachment
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
☒ ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Hon.	* First Name: William
Middle Name: S.	
* Last Name: Miranda Torres	
Suffix:	
* Title: Mayor	
* Telephone Number: (787) 653-0833 EXT. 260	Fax Number: (787) 746-6562
* Email: william.miranda@sanjuan.gov.pr	
* Signature of Authorized Representative:	* Date Signed: 7/10/25

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Presubmission ☒ Application ☐ Changed/Corrected Application * 2. Type of Application: ☒ New ☐ Continuation ☐ Revision * If Revision, select appropriate letter(s): * Other (Specify): 		
* 3. Date Received:		4. Applicant Identifier:
5a. Federal Entity Identifier:		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
* a. Legal Name: Municipality of Caguas		
* b. Employer/Taxpayer Identification Number (EIN/TIN):		* c. UEI:
66-0433568		145EH5K8CA1
d. Address:		
* Street1:	PO BOX 587	
* Street2:		
* City:	Caguas	
* County/Parish:		
* State:	PR: Puerto Rico	
* Province:		
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	06726-0907	
e. Organizational Unit:		
Department Name:		Division Name:
Municipal Housing Department		HRG Program
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	* First Name:	
Mrs.	Clara	
Middle Name:		
* Last Name:	Cruz-Diaz	
Suffix:		
Title: HOUSING DEPARTMENT DIRECTOR		
Organizational Affiliation: MUNICIPALITY OF CAGUAS		
* Telephone Number:	Fax Number:	
(787) 653-0833	(787) 745-0626	
* Email: cruz@caguas.gov.pr		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: C: City or Township Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Assistance Listing Number: 14.221	
Assistance Listing Title: Emergency Solutions Grants Program	
* 12. Funding Opportunity Number: 	
* Title: 	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: Municipality of Caguas ESG Program	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: PR	* b. Program/Project: PR
Attach an additional list of Program/Project Congressional Districts if needed.	
	Add Attachment Delete Attachment View Attachment
17. Proposed Project:	
* a. Start Date: 07/01/2025	* b. End Date: 06/30/2026
18. Estimated Funding (\$):	
* a. Federal	149,133.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	149,133.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review. ☒ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) ☐ Yes ☒ No If "Yes", provide explanation and attach Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ☒ ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Hon.	* First Name: William
Middle Name: E.	
* Last Name: Miranda Torree	
Suffix:	
* Title: Mayor	
* Telephone Number: (787) 653-8833 EXT. 260	* Fax Number: (787) 746-6562
* Email: william.miranda@caguas.gov.pr	
* Signature of Authorized Representative: 	* Date Signed: 7/10/25

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: Municipality of Caguas		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 66-0433568		* c. UEI: 146185K00CA1
d. Address:		
* Street1:	PO BOX 937	
Street2:	_____	
* City:	Caguas	
County/Parish:	_____	
* State:	PR: Puerto Rico	
Province:	_____	
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	00726-0907	
e. Organizational Unit:		
Department Name: Municipal Housing Department		Division Name: HOME Program
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Hrs.	* First Name: Elara
Middle Name:	_____	
* Last Name:	Cruz-Diaz	
Suffix:	_____	
Title: HOUSING DEPARTMENT DIRECTOR		
Organizational Affiliation: MUNICIPALITY OF CAGUAS		
* Telephone Number: (787) 653-8833		Fax Number: (787) 645-0626
* Email: caruz@mcaguas.gov.pr		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: C: City or Township Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: * Other (specify):	
* 10. Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Assistance Listing Number: 14.239 Assistance Listing Title: HOME Investment Partnership Program	
* 12. Funding Opportunity Number: * Title:	
13. Competition Identification Number: Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: Municipality of Casques HOME Program	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: PR	* b. Program/Project: PR
Attach an additional list of Program/Project Congressional Districts if needed. Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date: 07/01/2025	* b. End Date: 06/30/2026
18. Estimated Funding (\$):	
* a. Federal	723,822.90
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	723,822.90
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on . ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review. ☒ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) ☐ Yes ☒ No If "Yes", provide explanation and attach: Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ☒ ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Hon.	* First Name: William
Middle Name: E.	
* Last Name: Miranda Torres	
Suffix:	
* Title: Mayor	
* Telephone Number: (787) 653-8833 EXT. 260	Fax Number: (787) 745-6562
* Email: william.miranda@coaguas.gov.pr	
* Signature of Authorized Representative:	* Date Signed: 7/10/25

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0017
Expiration Date: 1/31/2025

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.6, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: (Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature):

*Authorized Representative Name:

William E. Miranda Torres

*Title: Mayor

*Applicant/Recipient Organization:

Municipality of Caguas/ESG Program

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. §101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an

applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§207, 1001, 1010, 1042, 1044; 31 U.S.C. §3729, 3802).

* Signature:

* Date: (mm/dd/yyyy):

07/10/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed HUD-424B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD-424-B (1/27/2022)

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0017
Expiration Date: 10/1/2028

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.6, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 148.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: (Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature):

*Authorized Representative Name:

William E. Miranda Torres

*Title: Mayor

*Applicant/Recipient Organization:

Municipality of Caguas/HOME Program

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except on

applicant which is an Indian tribe or its instrumentally which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

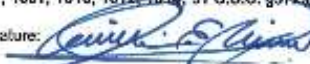
6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4801) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-L.L.L. Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§207, 1001, 1010, 1012, 1014; 31 U.S.C. §§3729, 3802).

* Signature:



* Date: (mm/dd/yyyy):

07/10/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 461 7th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed HUD-424B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD 424-B (1/27/2023)

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0017
Expiration Date: 1/31/2026

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.60, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.67, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant (insert below the Name and title of the Authorized Representative, name of Organization and the date of signature):

*Authorized Representative Name:

William E. Miranda-Torres

*Title: Mayor

*Applicant/Recipient Organization:

Municipality of Caguas/COBS Program

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an

applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 48 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all times (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (48 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

* Signature:

* Date: (mm/dd/yyyy):

07/10/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 4E1 7th St SW, Room 4178, Washington, DC 20410-5000. Do not send completed HUD-424B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD 424-B (1/27/2023)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

07-10-2005
Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

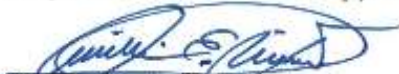
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

07/10/2005
Date

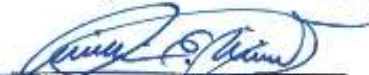
Mayor

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

07/10/2025

Date

Mayor

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

07/10/2025

Date

Mayor

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

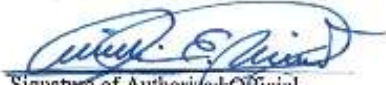
Matching Funds The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy -- The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.


Signature of Authorized Official

07/10/2025
Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name Resident Characteristics Report
	List the name of the organization or individual who originated the data set. HUD
	Provide a brief summary of the data set. The Resident Characteristics Report summarizes general information about households who reside in Public Housing, or who receive Section 8 assistance. The report provides aggregate demographic and income information that allows for an analysis of the scope and effectiveness of housing agency operations. The data used to create the report is updated once a month from IMS/PIC.
	What was the purpose for developing this data set? Compliance with HUD's Public Housing Regulations.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is comprehensive and includes all the public housing projects in Caguas.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? April 2015.
	What is the status of the data set (complete, in progress, or planned)? Complete.
2	Data Source Name CoC Coalition 2019 PIT Survey Results
	List the name of the organization or individual who originated the data set. Coalicion de Coaliciones Inc.
	Provide a brief summary of the data set. The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered homeless persons every other year (odd numbered years). Each count is planned, coordinated, and carried out locally.

	What was the purpose for developing this data set? Determine the number of homeless in the Jurisdiction to be used as a baseline for the distribution of resources. Provide the year (and optionally month, or month and day) for when the data was collected. January 2015. Briefly describe the methodology for the data collection. HUD requires CoCs to collect reliable data on the total number and characteristics of all people (i.e., sheltered and unsheltered) residing in the CoCs' geographic area who are homeless on a single night and report these data to HUD. The Coalition uses a census methodology. A census count is an enumeration of all homeless people or a distinct subset of homeless people (e.g., households with adults and children) in CoCs. Describe the total population from which the sample was taken. The total homeless persons counted during the day of the census. Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The Universe of the survey is 206 persons of which 72 are sheltered and 146 unsheltered.
3	Data Source Name ACS S2403- Industry Table List the name of the organization or individual who originated the data set. U.S. Census Bureau. Provide a brief summary of the data set. The American Community Survey (ACS) is a mandatory, ongoing statistical survey that samples a small percentage of the population every year -- giving communities the information they need to plan investments and services. What was the purpose for developing this data set? Throughout the federal government, agencies use ACS estimates to inform public policymakers, distribute funds, and assess programs. For example, the U.S. Department of Justice, the U.S. Department of Labor, and the U.S. Equal Employment Opportunity Commission use ACS estimates to enforce employment antidiscrimination laws. The U.S. Department of Veterans Affairs uses ACS estimates to evaluate the need for health care, education, and employment programs for those who have served in the military, and the U.S. Department of Education uses ACS estimates to develop adult education and literacy programs. Provide the year (and optionally month, or month and day) for when the data was collected. 2009-2013.

	Briefly describe the methodology for the data collection. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a month, and no address should be selected more than once every 5 years. The Census Bureau mails questionnaires to approximately 295,000 addresses a month across the United States. This is a small number of households considering there are more than 180 million addresses in the United States and an address that receives ACS instructions will not likely find a neighbor or friend who has also received them. Describe the total population from which the sample was taken. 141,600. Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The following are the demography of the respondents: Total Population 141,600 Male 66,473 Female 75,127
4	Data Source Name American Community Survey 5-Year Estimate List the name of the organization or individual who originated the data set. U.S. Census Bureau Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. What was the purpose for developing this data set? After the 2000 Census, the long form became the ACS, and this survey continues to collect long-form-type information each year. The ACS includes not only the basic short-form questions, but also detailed questions about population and housing characteristics. It is a nationwide, continuous survey designed to provide communities with reliable and timely social, economic, housing, and demographic data every year. Provide the year (and optionally month, or month and day) for when the data was collected. 2017

	Briefly describe the methodology for the data collection. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a month, and no address should be selected more than once every 5 years. The Census Bureau mails questionnaires to approximately 295,000 addresses a month across the United States. Describe the total population from which the sample was taken. 100% of the population(addressess). Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The ACS creates period estimates, which means they represent the characteristics of the population and housing over a specific data collection period. These are the 1-year and 5-year estimates. 1-Year Estimates
5	Data Source Name CHAS Databook List the name of the organization or individual who originated the data set. U.S. Census Bureau and U.S. HUD. Provide a brief summary of the data set. CHAS consists of “custom tabulations” of data from the U.S. Census Bureau that are generally not otherwise publicly available. The ACS offers timely data for the period between censuses, allowing for a relatively current picture of local conditions. What was the purpose for developing this data set? The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas. How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Nation to Census tract level (every county).

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.
	What is the status of the data set (complete, in progress, or planned)? Complete.
6	Data Source Name Resident Characteristics Report 2020
	List the name of the organization or individual who originated the data set. HUD
	Provide a brief summary of the data set. The Resident Characteristics Report summarizes general information about households who reside in Public Housing, or who receive Section 8 assistance. The report provides aggregate demographic and income information that allows for an analysis of the scope and effectiveness of housing agency operations. The data used to create the report is updated once a month from IMS/PIC.
	What was the purpose for developing this data set? Compliance with HUD's Public Housing Regulations.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is comprehensive and includes all the public housing projects in Caguas.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? March 2020.
	What is the status of the data set (complete, in progress, or planned)? Complete.