



**AUTONOMOUS MUNICIPALITY OF GUAYNABO  
FEDERAL PROGRAMS OFFICE**

**PUBLIC NOTICE OF AVAILABILITY OF THE 2023-2027  
DRAFT CONSOLIDATED HOUSING AND COMMUNITY  
DEVELOPMENT PLAN AND THE 2023-2024 ANNUAL PLAN**

**SUMMARY**

In compliance with regulations of the U.S. Department of Housing and Urban Development (HUD) regulations, the Autonomous Municipality of Guaynabo hereby submits for the consideration of all interested parties the 2023-2027 Draft Consolidated Housing and Community Development Plan as well as the Annual Action Plan for Program Year 2023-2024. The draft Plan made available through this public notice complies with the requirements set forth in 24 CFR Part 91 and the Amended Citizen Participation Plan.

The Consolidated Plan is a document that outlines and integrates the Housing and Community Development Planning strategies of HUD's Community Development Block Grant (CDBG Program), and HOME Investment Partnership Program (HOME Program). The Consolidated Plan and Annual Plan serve the following functions:

- Be a planning document for the Autonomous Municipality of Guaynabo, created through a broad and inclusive process of citizen and community participation;
- Be the official application document for CDBG and HOME Program funds;
- Be the official strategy of the Autonomous Municipality of Guaynabo for housing and community development services activities in the administration and management of HUD programs;
- Serve as a base document to measure the level of performance and execution of the Municipality in administering the HUD Programs.

The availability of the draft Consolidated Plan through this notice constitutes the opportunity for citizen comments during the 30-day statutory comment period provided by 24 CFR 91.105 and the Amended Citizen Participation Plan. Upon completion of the public comment period the Plan will be submitted to HUD for review. The Municipality of Guaynabo expects to submit the final document no later than May 16, 2023.

The following is a summary of the Sections of the Consolidated Plan:

**DOCUMENT PREPARATION PROCESS**

The Office of Federal Programs of the Autonomous Municipality of Guaynabo is the entity responsible for the organization, planning and preparation of the Consolidated Plan. As part of this responsibility, the Office was in charge of citizen consultation and participation process that included: non-profit organizations, private entities, and other State and Federal Government agencies. The Municipality consulted on the housing and urban development situation in order to identify the needs of the population in relation to each of the programs that are included in the Consolidated Plan.

In compliance with the regulations a public hearing was held on March 10, 2023, at 9:00 a.m. The hearing was notified to the public in a newspaper of general circulation following the provisions of the Citizen Participation Plan.

**Citizen Participation**

The document includes a detailed description of the citizen participation process that the Municipality followed during the Plan preparation period.

**Housing market assessment**

According to the latest census the population of the Autonomous Municipality of Guaynabo was 89,780 persons and had 32,826 housing units. According to the most recent American Community Survey estimate, the median income per housing unit is estimated at \$44,673 (ACS 2021) and the average value of owner-occupied housing units is \$186,600 (ACS 2021). The housing market analysis conducted for this Consolidated Plan concluded that there is a need for 1,108 units. The housing need is for 1- and 2-bedroom housing units.

**Housing Needs Assessment by Special Needs Population Groups**

**Public Housing Residents**

The Municipality of Guaynabo has a total of 631 public housing units. There are approximately 1,113 people residing in public housing units. The consultation and citizen participation process carried out by the Municipality resulted in the identification of the following needs for this population: public services including economic development opportunities, education, employment opportunities, sports, and recreational activities.

**Homeless**

The latest official homeless count indicates a total of 13 homeless persons in Guaynabo. In addition, data from the municipality estimates 203 people at risk of becoming homeless. This population needs supportive services, and affordable rental housing.

**Persons with Special Needs and other populations**

The Plan describes the demographics and needs of populations with special needs (Elderly, Victims of Domestic Violence, HIV/AIDS, Persons with Disabilities, etc.). The following areas of need were identified during the consultation process: financial assistance programs to facilitate affordable housing for low and moderate income persons; rental payment programs for low to moderate income families; financial assistance programs to grant materials to rehabilitate housing for low to moderate income persons; financial assistance programs to provide homelessness prevention assistance for low to moderate income families; housing and supportive services programs for the homeless population; financial assistance programs to provide rental housing assistance for special needs populations, including HIV/AIDS; supportive services programs for special needs populations, such as the elderly, public housing residents, victims of domestic violence, among others; educational skills development programs, job development and employment opportunities; transportation services programs; financial assistance programs for business development and establishing and/or maintaining a business.

**THE PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT**

The Strategic Plan for Housing and Community Development is based on a public administrative policy that seeks to be a government that provides unbiased, innovative, efficient, and quality service to a traditional and modern community. The plan follows the direction provided by a new administration that is focused on providing safety, health, and well-being for all members of our community. A key element of the plan is that the objectives included must be responsive to citizen needs and executed with Integrity.

The most important elements included in the Strategic Plan are described below:

**Priority Needs**

After the completion of the strategic plan The Municipality of Guaynabo has identified the following Housing and Community Development priority needs:

- Increase Access to adequate Affordable Housing- there is ample need for affordable housing.
- Provide services to population with special needs- population with special needs requires additional services to address and improve the quality of life that has been affected by the recenter natural disasters and pandemic.
- Improve Public Facilities and Infrastructure- the population of Guaynabo requires adequate and resilient public facilities and infrastructure that respond to their needs.
- Create the economic conditions to generate economic activity that will result in the creation or retention of permanent jobs- the Municipality is committed to promote economic activity in the territory and such activity will respond to the needs and capacity of its citizens.
- Provide housing and services to the homeless and to the general population- the municipality commits to responding to the housing and services needs of the general population and of the homeless.
- Upgrade the technological and communication infrastructure in the municipality in accordance with the 21st century trends. The use of technology and the provision of broadband throughout the municipality is a cornerstone of the municipality's community development.

**Consolidated Plan Goals**

The following are the goals expected to be achieved during the period covered by the Consolidated Plan:

- Goal 1: Increase supply of affordable housing in Guaynabo.
- Goal 2: Improve quality of the housing stock.
- Goal 3: Improve public facilities and infrastructure.
- Goal 4- Provide adequate public services to special populations and those in need.
- Goal 5- Provide economic development assistance and workforce development.
- Goal 6- Provide services and housing to the homeless.
- Goal 7: Administer and plan programs in compliance with federal regulations and standards.

**ANNUAL ACTION PLAN FOR 2023-2024**

The Consolidated Plan also includes the 2023-2024 Annual Action Plan. The annual plan contains the specific activities that will be promoted in the Program Year to address the priority needs identified and achieve the established goals and objectives. The following are the activities or projects that the Municipality of Guaynabo expects to undertake during the 2023-2024 Program Year with HUD funds:

MUNICIPALITY OF GUAYNABO PROGRAM YEAR 2023-2024 (Total Allocation)	\$1,208,850.00
<b>COMMUNITY DEVELOPMENT PROGRAM (CDBG), 2023-2024</b>	<b>\$856,976.00</b>
CDBG Planning and Administration PY2023	\$171,395.20
CDBG Public Services PY2023	\$128,546.40
<i>CDBG Public Service -- Home Assistants Program AP2023</i>	<i>\$35,000.00</i>
<i>CDBG Public Service - Health Clinics PY2023 (Language and Speech Therapies )</i>	<i>\$93,546.40</i>
Economic Development Activities PY2023	\$157,034.40
Demolition and site cleaning of dilapidated properties	100,000.00
Infrastructure and Public Facilities PY2023 (gabion walls)	300,000.00
<b>PROGRAMA HOME, 2023-2024</b>	<b>\$351,874.00</b>
HOME Planning and Administration PY2023	\$35,187.40
HOME - Community Development Organizations (CHDO'S) PY2023	\$52,781.10
Housing Acquisition and Rehabilitation PY2023	\$263,905.50

All projects and activities to be included in the plan primarily benefit low-income people.

**Monitoring**

The plan includes the criteria to be used in the monitoring of the CDBG and HOME programs, which are in accordance with the Office of Management and Budget and the Department of Housing and Urban Development, both Federal Government.

**Certifications**

The Plan includes all certifications required by Section 91 of Title 24 of the Code of Federal Regulations. In addition, attachments containing the Summary of Public Comments, Copy of Public Notices and Copy of the Consultation Process Documentation are included.

**COMMENTS**

The Autonomous Municipality of Guaynabo invites the citizenry, for-profit and non-profit institutions, governmental entities, and other interested parties to review and evaluate the Consolidated Plan and the proposed Annual Plan and to submit their comments. Comments may be submitted within thirty (30) calendar days from the date of publication of this notice during business hours from 8:00 a.m. to 4:00 p.m. at the following address:

Office of Federal Programs  
Ada E. Bones Berrios, Director  
Autonomous Municipality of Guaynabo  
P.O. Box 7885, Guaynabo, Puerto Rico 0970.  
(787)720-4040, extension 6192

Comments may be made in writing to the following e-mail address: [btorres@guaynabocity.gov.pr](mailto:btorres@guaynabocity.gov.pr) or [vcamacho@guaynabocity.gov.pr](mailto:vcamacho@guaynabocity.gov.pr). Comments will be evaluated, responded to, and incorporated into the plans and then submitted to the Caribbean Office of the U.S. Department of Housing and Urban Development (HUD) for final evaluation and approval. If any resident of the municipality, public agency or legal entity has any questions regarding this public notice, they may contact Ms. Ada Bones during business hours and days and/or through the above email address.

Hon. Edward A. O'Neill Rosa  
Mayor

This notice is published pursuant to Title 24, Code of Federal Regulations, Part 91, the Citizen Participation Plan as amended.