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HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination

What Types of Properties are Considered HUD-subsidized Properties?

HUD-subsidized properties are privately-owned, multifamily rental properties that receive a mortgage interest subsidy, project-based rental assistance, or both through one or more of the following federal housing programs administered by HUD:

- Section 221(d)(3) Below-Market Interest Rate (BMIR);
- Section 237;
- Rental Assistance Payment (RAP);
- Rent Supplement;
- Section 8 Project Based Assistance, which includes:
 - New Constructions properties;
 - State Agency Finance properties;
 - Substantial Rehabilitation properties;
 - Section 202 properties with Section 8 assistance;
 - RHS Section 515 properties with Section 8 assistance;
 - Loan Management Set-Aside (LMSA) assistance;
 - Property Disposition Set-Aside (PDSA) assistance;
- Section 202 without assistance (income limits only);
- Section 202 with 162 Assistance - Project Assistance Contracts (PACs);
- Section 202 with Project Rental Assistance Contracts (PRACs); and
- Section 811 with Project Rental Assistance Contracts (PRACs).

These properties provide affordable rental units to lower income families who meet the eligibility requirements of the program(s) providing the subsidy. For information on these programs, refer to Chapter 1 of HUD Handbook 4350.3 REV-1.

New Neighborhood Networks Center in Puerto Rico

One additional NN Center was established in Puerto Rico. The Board of Directors of Pro-Viviendas III, Inc., a non-profit owner of a Section 221(d)(3) preservation property, opened their Neighborhood Networks Center on Friday, September 15, 2006.

With representation from other housing partners in the San Juan metropolitan area, the ribbon cutting ceremony was headed by Ms. Luz N. Cuadrado, President of the Board of Directors and by José A. Ayala, Chief of Asset Management, San Juan Multifamily Program Center.

The NN Center will open six days a week and will provide computer access to 120 low-income housing families. It is their goal to assist families to advance literacy, prepare residents to take advantage of employment opportunities, provide access to healthcare information, and to other social services. The President of the independent agent entity, Eduardo Cruz-Ocasio from Interstate General Properties, Inc. has always supported the idea that improving technology access supports families, lifelong learning and self-sufficiency.

An additional NN center will open on October 26, 2006 at Parque de los Monacillos Apartments. The owner entity of this also Section 221(d)(3) preservation property is Pro-Viviendas IV. This center will provide services to 266 low-income housing families.



Resident Services Stipends

Residents' services stipends are generally modest amounts of money received by residents for performing services such as hall monitoring, fire patrol, lawn maintenance, and resident management.

- If the resident stipend exceeds \$200 per month, owners must include the entire amount in annual income.
- If the resident stipend is \$200 or less per month, owners must exclude the entire amount in annual income.

For additional information about calculating income and the elements of annual income, refer to Chapter 5 of HUD Handbook 4350.3 Occupancy Requirements of Subsidized Multifamily Housing Programs.

Successful Section 504 Seminar at the U.S. Virgin Islands

The Department's policy to ensure that all Americans have free access to housing and its goal to reduce housing discrimination was validated by the many owners and project administrators of multifamily properties that attended a Section 502 Seminar.

The event was held at the Queen Louise Homes for Children in St. Croix, U.S. Virgin Islands on September 8, 2006. In a joint effort of the San Juan Multifamily Program Center and the San Juan Field Office Fair Housing and Equal Opportunity (FHEO) Division, the one-day Section 504 Seminar was attended by over 50 persons from our properties in St. Croix and St. Thomas.

In the welcoming address, our Director, Ms. Sylvette A. Méndez, thanked Mr. Chris Finch, Executive Director of Lutheran Social Services for the U.S. Virgin Islands, for his hospitality. Attendees were very receptive of the excellent delivery on the topic performed by Attorney Diana Ortiz, Director of FHEO Division in San Juan.



Service Coordinator Training

(Excerpted from HUD's Management Agent Handbook 4351.5 REV-2, CHG-2)

All service coordinators serving the elderly and people with disabilities must have met a minimum of 36 training hours of classroom/seminar time before hiring, OR will complete these minimum training requirements within 12 months of initial hiring. The 36 hours MUST, cover ALL nine of the following subject areas:

- The Aging Process
- Elder Services
- Disability Services
- Federal and Applicable State Entitlement Programs covering both the elderly and people with disabilities
- Legal Liability Issues Relating to Providing Service Coordination
- Medication/Substance Abuse
- Mental Health Issues
- Strategies for Communicating Effectively in Difficult Situations
- Strategies for dealing with Cognitive Impairments



U.S. Department of Housing and Urban Development

Parque Las Américas 1
235 Federico Costa Street - Suite 200
San Juan, Puerto Rico 00918

Phone:
787-766-5401

Fax:
787-766-5522

Magaly Méndez, Editor
Sylvette A. Méndez, Director
José A. Ayala, Chief Asset Management
Collaboration:
Yolanda Pérez, Senior Project Manager

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