

CY 2010 Operating Subsidy Documents
RQ005 - Puerto Rico Public Housing Administration

9/30/2010

Attached are the final obligation letters and final approved forms HUD-52723 for all projects in your Public Housing Agency (PHA). Also, below is the worksheet reconciling operating subsidy funding for all projects in your PHA. For more information on this reconciliation worksheet, please refer to "Final Calendar Year (CY) 2010 Operating Subsidy Obligation: Reconciliation Methodology" at <http://www.hud.gov/offices/pih/programs/ph/am/of/opfnd2010.cfm>

No	Project #	A CY 2010 Total Eligibility	B CY 2010 Prorated Eligibility At 103%	C Amount Previously Obligated through 9/30/10	D Amount deobligated during the year	E (C - D) Net Amount Obligated	F (B - E) Expected Funding for 10/01/10 through 12/31/10 (before reconciliation)	G Actual Funding for 10/1/10 through 12/31/10	H Overfunding at PHA level to be deobligated / recaptured
1	RQ005001001	\$ 422,898	\$ 435,585	\$ 317,174	\$ -	\$ 317,174	\$ 118,411	\$ 118,411	
2	RQ005001002	\$ 300,067	\$ 309,069	\$ 225,051	\$ -	\$ 225,051	\$ 84,018	\$ 84,018	
3	RQ005001003	\$ 199,458	\$ 205,442	\$ 149,594	\$ -	\$ 149,594	\$ 55,848	\$ 55,848	
4	RQ005001004	\$ 1,252,855	\$ 1,290,441	\$ 939,641	\$ -	\$ 939,641	\$ 350,800	\$ 350,800	
5	RQ005001005	\$ 1,682,096	\$ 1,732,559	\$ 1,261,572	\$ -	\$ 1,261,572	\$ 470,987	\$ 470,987	
6	RQ005001006	\$ 859,621	\$ 885,410	\$ 644,716	\$ -	\$ 644,716	\$ 240,694	\$ 240,694	
7	RQ005001007	\$ 1,037,434	\$ 1,068,557	\$ 778,076	\$ -	\$ 778,076	\$ 290,481	\$ 290,481	
8	RQ005001008	\$ 876,031	\$ 902,312	\$ 657,023	\$ -	\$ 657,023	\$ 245,289	\$ 245,289	
9	RQ005001009	\$ 345,011	\$ 355,361	\$ 258,758	\$ -	\$ 258,758	\$ 96,603	\$ 96,603	
10	RQ005001010	\$ 997,614	\$ 1,027,542	\$ 748,213	\$ -	\$ 748,213	\$ 279,329	\$ 279,329	
11	RQ005001011	\$ 850,495	\$ 876,010	\$ 637,871	\$ -	\$ 637,871	\$ 238,139	\$ 238,139	
12	RQ005001012	\$ 407,473	\$ 419,697	\$ 305,605	\$ -	\$ 305,605	\$ 114,092	\$ 114,092	
13	RQ005001013	\$ 423,106	\$ 435,799	\$ 317,330	\$ -	\$ 317,330	\$ 118,469	\$ 118,469	
14	RQ005001014	\$ 356,328	\$ 367,018	\$ 267,246	\$ -	\$ 267,246	\$ 99,772	\$ 99,772	
15	RQ005001015	\$ 350,364	\$ 360,875	\$ 262,773	\$ -	\$ 262,773	\$ 98,102	\$ 98,102	
16	RQ005001016	\$ 272,971	\$ 281,160	\$ 204,728	\$ -	\$ 204,728	\$ 76,432	\$ 76,432	
17	RQ005001017	\$ 310,406	\$ 319,718	\$ 232,802	\$ -	\$ 232,802	\$ 86,916	\$ 86,916	
18	RQ005001018	\$ 751,544	\$ 774,090	\$ 563,658	\$ -	\$ 563,658	\$ 210,432	\$ 210,432	
19	RQ005001019	\$ 635,285	\$ 654,344	\$ 476,464	\$ -	\$ 476,464	\$ 177,880	\$ 177,880	
20	RQ005002001	\$ 1,855,179	\$ 1,910,834	\$ 1,391,384	\$ -	\$ 1,391,384	\$ 519,450	\$ 519,450	
21	RQ005002002	\$ 950,307	\$ 978,816	\$ 712,555	\$ -	\$ 712,555	\$ 266,261	\$ 266,261	
22	RQ005002003	\$ 992,286	\$ 1,022,055	\$ 744,215	\$ -	\$ 744,215	\$ 277,840	\$ 277,840	
23	RQ005002004	\$ 884,462	\$ 910,996	\$ 663,347	\$ -	\$ 663,347	\$ 247,649	\$ 247,649	
24	RQ005002005	\$ 589,274	\$ 606,952	\$ 441,956	\$ -	\$ 441,956	\$ 164,996	\$ 164,996	
25	RQ005002006	\$ 1,283,034	\$ 1,321,525	\$ 962,276	\$ -	\$ 962,276	\$ 359,249	\$ 359,249	
26	RQ005002007	\$ 110,842	\$ 114,167	\$ 83,134	\$ -	\$ 83,134	\$ 31,033	\$ 31,033	
27	RQ005002008	\$ 774,810	\$ 798,054	\$ 581,108	\$ -	\$ 581,108	\$ 216,946	\$ 216,946	
28	RQ005002009	\$ 308,561	\$ 317,818	\$ 231,422	\$ -	\$ 231,422	\$ 86,396	\$ 86,396	
29	RQ005002010	\$ 208,238	\$ 214,485	\$ 156,179	\$ -	\$ 156,179	\$ 58,306	\$ 58,306	
30	RQ005002011	\$ 413,151	\$ 425,546	\$ 307,884	\$ -	\$ 307,884	\$ 117,662	\$ 117,662	
31	RQ005002012	\$ 239,318	\$ 246,498	\$ 179,489	\$ -	\$ 179,489	\$ 67,009	\$ 67,009	
32	RQ005002013	\$ 153,478	\$ 158,082	\$ 115,109	\$ -	\$ 115,109	\$ 42,973	\$ 42,973	
33	RQ005002014	\$ 334,262	\$ 344,290	\$ 212,888	\$ -	\$ 212,888	\$ 131,402	\$ 131,402	

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34	RQ005002015	\$ 323,766	\$ 333,479	\$ 242,825	\$ -	\$ 242,825	\$ 90,654	\$ 90,654	
35	RQ005002016	\$ 246,812	\$ 254,216	\$ 185,109	\$ -	\$ 185,109	\$ 69,107	\$ 69,107	
36	RQ005002017	\$ 1,247,130	\$ 1,284,544	\$ 935,348	\$ -	\$ 935,348	\$ 349,196	\$ 349,196	
37	RQ005002018	\$ 894,531	\$ 921,367	\$ 725,915	\$ -	\$ 725,915	\$ 195,452	\$ 195,452	
38	RQ005002019	\$ 273,008	\$ 281,198	\$ 204,756	\$ -	\$ 204,756	\$ 76,442	\$ 76,442	
39	RQ005002020	\$ 632,397	\$ 651,369	\$ 474,298	\$ -	\$ 474,298	\$ 177,071	\$ 177,071	
40	RQ005002021	\$ 273,489	\$ 281,694	\$ 205,118	\$ -	\$ 205,118	\$ 76,576	\$ 76,576	
41	RQ005002022	\$ 432,015	\$ 444,975	\$ 324,011	\$ -	\$ 324,011	\$ 120,964	\$ 120,964	
42	RQ005002023	\$ 458,704	\$ 472,465	\$ 344,028	\$ -	\$ 344,028	\$ 128,437	\$ 128,437	
43	RQ005002024	\$ 313,541	\$ 322,947	\$ 235,156	\$ -	\$ 235,156	\$ 87,791	\$ 87,791	
44	RQ005002025	\$ 208,502	\$ 214,757	\$ 156,377	\$ -	\$ 156,377	\$ 58,380	\$ 58,380	
45	RQ005002026	\$ 363,743	\$ 374,655	\$ 272,807	\$ -	\$ 272,807	\$ 101,848	\$ 101,848	
46	RQ005002027	\$ 300,749	\$ 309,771	\$ 225,562	\$ -	\$ 225,562	\$ 84,209	\$ 84,209	
47	RQ005002028	\$ 418,248	\$ 430,795	\$ 313,686	\$ -	\$ 313,686	\$ 117,109	\$ 117,109	
48	RQ005002029	\$ 362,516	\$ 373,391	\$ 271,887	\$ -	\$ 271,887	\$ 101,504	\$ 101,504	
49	RQ005002030	\$ 368,390	\$ 379,442	\$ 276,293	\$ -	\$ 276,293	\$ 103,149	\$ 103,149	
50	RQ005002031	\$ 643,899	\$ 663,216	\$ 482,924	\$ -	\$ 482,924	\$ 180,292	\$ 180,292	
51	RQ005002032	\$ 63,797	\$ 65,711	\$ 47,850	\$ -	\$ 47,850	\$ 17,861	\$ 17,861	
52	RQ005002034	\$ 656,302	\$ 675,991	\$ 492,228	\$ -	\$ 492,228	\$ 183,763	\$ 183,763	
53	RQ005003001	\$ 1,971,398	\$ 2,030,540	\$ 1,478,549	\$ -	\$ 1,478,549	\$ 551,991	\$ 551,991	
54	RQ005003002	\$ 1,068,357	\$ 1,100,408	\$ 801,268	\$ -	\$ 801,268	\$ 299,140	\$ 299,140	
55	RQ005003003	\$ 810,290	\$ 834,599	\$ 607,720	\$ -	\$ 607,720	\$ 226,879	\$ 226,879	
56	RQ005003004	\$ 480,275	\$ 494,683	\$ 360,206	\$ -	\$ 360,206	\$ 134,477	\$ 134,477	
57	RQ005003005	\$ 525,416	\$ 541,178	\$ 394,062	\$ -	\$ 394,062	\$ 147,116	\$ 147,116	
58	RQ005003006	\$ 1,241,781	\$ 1,279,034	\$ 931,336	\$ -	\$ 931,336	\$ 347,698	\$ 347,698	
59	RQ005003007	\$ 715,173	\$ 736,628	\$ 536,380	\$ -	\$ 536,380	\$ 200,248	\$ 200,248	
60	RQ005003008	\$ 394,242	\$ 406,069	\$ 295,682	\$ -	\$ 295,682	\$ 110,387	\$ 110,387	
61	RQ005003010	\$ 1,264,268	\$ 1,302,196	\$ 948,201	\$ -	\$ 948,201	\$ 353,995	\$ 353,995	
62	RQ005003011	\$ 896,162	\$ 923,047	\$ 672,122	\$ -	\$ 672,122	\$ 250,925	\$ 250,925	
63	RQ005003012	\$ 460,442	\$ 474,255	\$ 345,332	\$ -	\$ 345,332	\$ 128,923	\$ 128,923	
64	RQ005003013	\$ 407,047	\$ 419,258	\$ 305,285	\$ -	\$ 305,285	\$ 113,973	\$ 113,973	
65	RQ005003014	\$ 423,989	\$ 436,709	\$ 317,992	\$ -	\$ 317,992	\$ 118,717	\$ 118,717	
66	RQ005003015	\$ 20,375	\$ 20,986	\$ 15,283	\$ -	\$ 15,283	\$ 5,703	\$ 5,703	
67	RQ005003016	\$ 33,674	\$ 34,684	\$ 25,256	\$ -	\$ 25,256	\$ 9,428	\$ 9,428	
68	RQ005003017	\$ 758,463	\$ 781,217	\$ 568,847	\$ -	\$ 568,847	\$ 212,370	\$ 212,370	
69	RQ005003018	\$ 1,975,409	\$ 2,034,671	\$ 1,481,557	\$ -	\$ 1,481,557	\$ 553,114	\$ 553,114	
70	RQ005003019	\$ 988,775	\$ 1,018,438	\$ 741,581	\$ -	\$ 741,581	\$ 276,857	\$ 276,857	

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71	RQ005003020	\$ 877,347	\$ 903,667	\$ 658,010	\$ -	\$ 658,010	\$ 245,657	\$ 245,657	
72	RQ005003021	\$ 1,689,487	\$ 1,740,172	\$ 1,267,115	\$ -	\$ 1,267,115	\$ 473,057	\$ 473,057	
73	RQ005003022	\$ 868,198	\$ 894,244	\$ 651,149	\$ -	\$ 651,149	\$ 243,095	\$ 243,095	
74	RQ005003023	\$ 474,058	\$ 488,280	\$ 355,544	\$ -	\$ 355,544	\$ 132,736	\$ 132,736	
75	RQ005003024	\$ 771,641	\$ 794,790	\$ 578,731	\$ -	\$ 578,731	\$ 216,059	\$ 216,059	
76	RQ005003025	\$ 846,821	\$ 872,226	\$ 635,116	\$ -	\$ 635,116	\$ 237,110	\$ 237,110	
77	RQ005003026	\$ 622,882	\$ 641,568	\$ 467,162	\$ -	\$ 467,162	\$ 174,406	\$ 174,406	
78	RQ005003027	\$ 568,948	\$ 586,016	\$ 426,711	\$ -	\$ 426,711	\$ 159,305	\$ 159,305	
79	RQ005003028	\$ 313,226	\$ 322,623	\$ 234,920	\$ -	\$ 234,920	\$ 87,703	\$ 87,703	
80	RQ005004001	\$ 286,191	\$ 294,777	\$ 214,645	\$ -	\$ 214,645	\$ 80,132	\$ 80,132	
81	RQ005004002	\$ 20,577	\$ 21,194	\$ 194,320	\$ -	\$ 194,320	\$ (173,126)	\$ -	
82	RQ005004003	\$ 1,015,708	\$ 1,046,179	\$ 761,781	\$ -	\$ 761,781	\$ 284,398	\$ 284,398	
83	RQ005004004	\$ 1,042,625	\$ 1,073,904	\$ 781,969	\$ -	\$ 781,969	\$ 291,935	\$ 291,935	
84	RQ005004005	\$ 805,129	\$ 829,283	\$ 603,847	\$ -	\$ 603,847	\$ 225,436	\$ 225,436	
85	RQ005004006	\$ 735,902	\$ 757,929	\$ 551,927	\$ -	\$ 551,927	\$ 206,052	\$ 206,052	
86	RQ005004007	\$ 492,358	\$ 507,129	\$ 369,269	\$ -	\$ 369,269	\$ 137,860	\$ 137,860	
87	RQ005004008	\$ 40,966	\$ 42,195	\$ 30,725	\$ -	\$ 30,725	\$ 11,470	\$ 11,470	
88	RQ005004009	\$ 1,015,241	\$ 1,045,698	\$ 761,431	\$ -	\$ 761,431	\$ 284,267	\$ 284,267	
89	RQ005004010	\$ 382,598	\$ 394,076	\$ 286,949	\$ -	\$ 286,949	\$ 107,127	\$ 107,127	
90	RQ005004011	\$ 434,801	\$ 447,845	\$ 326,101	\$ -	\$ 326,101	\$ 121,744	\$ 121,744	
91	RQ005004012	\$ 340,259	\$ 350,467	\$ 255,195	\$ -	\$ 255,195	\$ 95,272	\$ 95,272	
92	RQ005004013	\$ 235,827	\$ 242,902	\$ 176,871	\$ -	\$ 176,871	\$ 66,031	\$ 66,031	
93	RQ005004014	\$ 413,812	\$ 426,226	\$ 310,361	\$ -	\$ 310,361	\$ 115,865	\$ 115,865	
94	RQ005004015	\$ 1,052,101	\$ 1,083,664	\$ 789,079	\$ -	\$ 789,079	\$ 294,585	\$ 294,585	
95	RQ005004016	\$ 621,596	\$ 640,244	\$ 466,197	\$ -	\$ 466,197	\$ 174,047	\$ 174,047	
96	RQ005004017	\$ 449,798	\$ 463,292	\$ 337,349	\$ -	\$ 337,349	\$ 125,943	\$ 125,943	
97	RQ005004018	\$ 409,876	\$ 422,172	\$ 307,407	\$ -	\$ 307,407	\$ 114,765	\$ 114,765	
98	RQ005004019	\$ 424,727	\$ 437,469	\$ 318,545	\$ -	\$ 318,545	\$ 118,924	\$ 118,924	
99	RQ005004020	\$ 431,411	\$ 444,353	\$ 323,558	\$ -	\$ 323,558	\$ 120,795	\$ 120,795	
100	RQ005005001	\$ 512,438	\$ 527,811	\$ 384,329	\$ -	\$ 384,329	\$ 143,482	\$ 143,482	
101	RQ005005002	\$ 81,901	\$ 84,358	\$ 61,350	\$ -	\$ 61,350	\$ 23,008	\$ 23,008	
102	RQ005005003	\$ 2,142,209	\$ 2,206,475	\$ 1,606,657	\$ -	\$ 1,606,657	\$ 599,818	\$ 599,818	
103	RQ005005004	\$ 1,026,198	\$ 1,056,984	\$ 769,649	\$ -	\$ 769,649	\$ 287,335	\$ 287,335	
104	RQ005005005	\$ 717,491	\$ 739,016	\$ 538,118	\$ -	\$ 538,118	\$ 200,898	\$ 200,898	
105	RQ005005006	\$ 320,779	\$ 330,402	\$ 240,584	\$ -	\$ 240,584	\$ 89,818	\$ 89,818	
106	RQ005005007	\$ 581,941	\$ 599,399	\$ 436,456	\$ -	\$ 436,456	\$ 162,943	\$ 162,943	
107	RQ005005008	\$ 304,888	\$ 314,035	\$ 228,668	\$ -	\$ 228,668	\$ 85,367	\$ 85,367	

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108	RQ005005009	\$ 303,347	\$ 312,447	\$ 227,510	\$ -	\$ 227,510	\$ 84,937	\$ 84,937	
109	RQ005005010	\$ 416,698	\$ 429,199	\$ 312,524	\$ -	\$ 312,524	\$ 116,675	\$ 116,675	
110	RQ005005011	\$ 2,059,026	\$ 2,120,797	\$ 1,544,270	\$ -	\$ 1,544,270	\$ 576,527	\$ 576,527	
111	RQ005005012	\$ 388,194	\$ 399,840	\$ 291,146	\$ -	\$ 291,146	\$ 108,694	\$ 108,694	
112	RQ005005013	\$ 405,662	\$ 417,832	\$ 304,247	\$ -	\$ 304,247	\$ 113,585	\$ 113,585	
113	RQ005005014	\$ 349,027	\$ 359,498	\$ 261,770	\$ -	\$ 261,770	\$ 97,728	\$ 97,728	
114	RQ005005015	\$ 357,339	\$ 368,059	\$ 268,004	\$ -	\$ 268,004	\$ 100,055	\$ 100,055	
115	RQ005005016	\$ 212,146	\$ 218,510	\$ 159,110	\$ -	\$ 159,110	\$ 59,400	\$ 59,400	
116	RQ005005017	\$ 220,769	\$ 227,392	\$ 165,577	\$ -	\$ 165,577	\$ 61,815	\$ 61,815	
117	RQ005005018	\$ 270,055	\$ 278,157	\$ 202,541	\$ -	\$ 202,541	\$ 75,616	\$ 75,616	
118	RQ005005019	\$ 748,416	\$ 770,868	\$ 561,312	\$ -	\$ 561,312	\$ 209,556	\$ 209,556	
119	RQ005005020	\$ 724,397	\$ 746,129	\$ 543,298	\$ -	\$ 543,298	\$ 202,831	\$ 202,831	
120	RQ005005021	\$ 335,459	\$ 345,523	\$ 251,594	\$ -	\$ 251,594	\$ 93,929	\$ 93,929	
121	RQ005005022	\$ 656,701	\$ 676,402	\$ 492,527	\$ -	\$ 492,527	\$ 183,875	\$ 183,875	
122	RQ005005023	\$ 419,852	\$ 432,448	\$ 314,889	\$ -	\$ 314,889	\$ 117,559	\$ 117,559	
123	RQ005005024	\$ 565,381	\$ 582,342	\$ 424,037	\$ -	\$ 424,037	\$ 158,305	\$ 158,305	
124	RQ005005025	\$ 252,273	\$ 259,841	\$ 189,205	\$ -	\$ 189,205	\$ 70,636	\$ 70,636	
125	RQ005005026	\$ 544,043	\$ 560,364	\$ 408,032	\$ -	\$ 408,032	\$ 152,332	\$ 152,332	
126	RQ005005027	\$ 579,472	\$ 596,856	\$ 434,606	\$ -	\$ 434,606	\$ 162,250	\$ 162,250	
127	RQ005005028	\$ 1,313,192	\$ 1,352,588	\$ 984,894	\$ -	\$ 984,894	\$ 367,694	\$ 367,694	
128	RQ005005029	\$ 2,105,022	\$ 2,168,173	\$ 1,578,773	\$ -	\$ 1,578,773	\$ 589,400	\$ 589,400	
129	RQ005005030	\$ 179,746	\$ 185,138	\$ 134,810	\$ -	\$ 134,810	\$ 50,328	\$ 50,328	
130	RQ005006001	\$ 677,036	\$ 697,347	\$ 507,777	\$ -	\$ 507,777	\$ 189,570	\$ 189,570	
131	RQ005006002	\$ 448,139	\$ 461,583	\$ 336,104	\$ -	\$ 336,104	\$ 125,479	\$ 125,479	
132	RQ005006003	\$ 205,564	\$ 211,731	\$ 154,173	\$ -	\$ 154,173	\$ 57,558	\$ 57,558	
133	RQ005006004	\$ 1,077,791	\$ 1,110,125	\$ 800,175	\$ -	\$ 800,175	\$ 309,950	\$ 309,950	
134	RQ005006005	\$ 949,022	\$ 977,493	\$ 711,767	\$ -	\$ 711,767	\$ 265,726	\$ 265,726	
135	RQ005006006	\$ 195,576	\$ 201,443	\$ 146,034	\$ -	\$ 146,034	\$ 55,409	\$ 55,409	
136	RQ005006007	\$ 594,111	\$ 611,934	\$ 445,583	\$ -	\$ 445,583	\$ 166,351	\$ 166,351	
137	RQ005006008	\$ 477,246	\$ 491,563	\$ 357,935	\$ -	\$ 357,935	\$ 133,628	\$ 133,628	
138	RQ005006009	\$ 286,745	\$ 295,347	\$ 215,059	\$ -	\$ 215,059	\$ 80,288	\$ 80,288	
139	RQ005006010	\$ 44,473	\$ 45,807	\$ 33,355	\$ -	\$ 33,355	\$ 12,452	\$ 12,452	
140	RQ005006011	\$ 601,178	\$ 619,213	\$ 450,884	\$ -	\$ 450,884	\$ 168,329	\$ 168,329	
141	RQ005006012	\$ 658,627	\$ 678,386	\$ 493,972	\$ -	\$ 493,972	\$ 184,414	\$ 184,414	
142	RQ005006013	\$ 374,361	\$ 385,592	\$ 280,772	\$ -	\$ 280,772	\$ 104,820	\$ 104,820	
143	RQ005006014	\$ 623,594	\$ 642,302	\$ 467,696	\$ -	\$ 467,696	\$ 174,606	\$ 174,606	
144	RQ005006015	\$ 523,853	\$ 539,569	\$ 392,890	\$ -	\$ 392,890	\$ 146,679	\$ 146,679	

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145	RQ005006016	\$ 606,167	\$ 624,352	\$ 454,625	\$ -	\$ 454,625	\$ 169,727	\$ 169,727	
146	RQ005006017	\$ 1,291,594	\$ 1,330,342	\$ 968,696	\$ -	\$ 968,696	\$ 361,646	\$ 361,646	
147	RQ005006018	\$ 922,424	\$ 950,097	\$ 691,818	\$ -	\$ 691,818	\$ 258,279	\$ 258,279	
148	RQ005006019	\$ 440,775	\$ 453,998	\$ 330,581	\$ -	\$ 330,581	\$ 123,417	\$ 123,417	
149	RQ005006020	\$ 237,499	\$ 244,624	\$ 178,125	\$ -	\$ 178,125	\$ 66,499	\$ 66,499	
150	RQ005006021	\$ 425,832	\$ 438,607	\$ 319,374	\$ -	\$ 319,374	\$ 119,233	\$ 119,233	
151	RQ005006022	\$ 457,852	\$ 471,588	\$ 343,391	\$ -	\$ 343,391	\$ 128,197	\$ 128,197	
152	RQ005006023	\$ 182,785	\$ 188,269	\$ 137,089	\$ -	\$ 137,089	\$ 51,180	\$ 51,180	
153	RQ005006024	\$ 303,018	\$ 312,109	\$ 227,264	\$ -	\$ 227,264	\$ 84,845	\$ 84,845	
154	RQ005006025	\$ 300,927	\$ 309,955	\$ 225,695	\$ -	\$ 225,695	\$ 84,260	\$ 84,260	
155	RQ005006026	\$ 301,269	\$ 310,307	\$ 225,952	\$ -	\$ 225,952	\$ 84,355	\$ 84,355	
156	RQ005006027	\$ 196,146	\$ 202,030	\$ 147,110	\$ -	\$ 147,110	\$ 54,920	\$ 54,920	
157	RQ005006028	\$ 383,058	\$ 394,550	\$ 287,294	\$ -	\$ 287,294	\$ 107,256	\$ 107,256	
158	RQ005006029	\$ 390,640	\$ 402,359	\$ 292,980	\$ -	\$ 292,980	\$ 109,379	\$ 109,379	
159	RQ005006030	\$ 470,295	\$ 484,404	\$ 352,721	\$ -	\$ 352,721	\$ 131,683	\$ 131,683	
160	RQ005006031	\$ 476,943	\$ 491,251	\$ 357,707	\$ -	\$ 357,707	\$ 133,544	\$ 133,544	
161	RQ005006032	\$ 341,290	\$ 351,529	\$ 255,918	\$ -	\$ 255,918	\$ 95,611	\$ 95,611	
162	RQ005006033	\$ 85,422	\$ 87,985	\$ 64,067	\$ -	\$ 64,067	\$ 23,918	\$ 23,918	
163	RQ005006034	\$ 582,936	\$ 600,424	\$ 437,202	\$ -	\$ 437,202	\$ 163,222	\$ 163,222	
164	RQ005006035	\$ 442,056	\$ 455,318	\$ 331,542	\$ -	\$ 331,542	\$ 123,776	\$ 123,776	
165	RQ005007001	\$ 627,715	\$ 646,546	\$ 470,786	\$ -	\$ 470,786	\$ 175,760	\$ 175,760	
166	RQ005007002	\$ 1,124,528	\$ 1,158,264	\$ 843,396	\$ -	\$ 843,396	\$ 314,868	\$ 314,868	
167	RQ005007003	\$ 601,882	\$ 619,938	\$ 451,412	\$ -	\$ 451,412	\$ 168,526	\$ 168,526	
168	RQ005007004	\$ 819,102	\$ 843,675	\$ 614,327	\$ -	\$ 614,327	\$ 229,348	\$ 229,348	
169	RQ005007005	\$ 731,071	\$ 753,003	\$ 548,303	\$ -	\$ 548,303	\$ 204,700	\$ 204,700	
170	RQ005007006	\$ 639,075	\$ 658,247	\$ 479,306	\$ -	\$ 479,306	\$ 178,941	\$ 178,941	
171	RQ005007007	\$ 403,449	\$ 415,552	\$ 302,587	\$ -	\$ 302,587	\$ 112,965	\$ 112,965	
172	RQ005007008	\$ 299,499	\$ 308,484	\$ 224,624	\$ -	\$ 224,624	\$ 83,860	\$ 83,860	
173	RQ005007009	\$ 568,818	\$ 585,883	\$ 426,614	\$ -	\$ 426,614	\$ 159,269	\$ 159,269	
174	RQ005007010	\$ 617,562	\$ 636,089	\$ 463,172	\$ -	\$ 463,172	\$ 172,917	\$ 172,917	
175	RQ005007011	\$ 331,731	\$ 341,683	\$ 248,798	\$ -	\$ 248,798	\$ 92,885	\$ 92,885	
176	RQ005008001	\$ 665,157	\$ 685,112	\$ 498,868	\$ -	\$ 498,868	\$ 186,244	\$ 186,244	
177	RQ005008003	\$ 654,222	\$ 673,849	\$ 490,667	\$ -	\$ 490,667	\$ 183,182	\$ 183,182	
178	RQ005008004	\$ 272,793	\$ 280,977	\$ 204,596	\$ -	\$ 204,596	\$ 76,381	\$ 76,381	
179	RQ005008005	\$ 209,631	\$ 215,920	\$ 157,224	\$ -	\$ 157,224	\$ 58,696	\$ 58,696	
180	RQ005008006	\$ 236,678	\$ 243,778	\$ 177,509	\$ -	\$ 177,509	\$ 66,269	\$ 66,269	
181	RQ005008007	\$ 2,047,197	\$ 2,108,613	\$ 1,535,398	\$ -	\$ 1,535,398	\$ 573,215	\$ 573,215	

CY 2010 Operating Subsidy Documents
 RQ005 - Puerto Rico Public Housing Administration

9/30/2010

No	Project #	A CY 2010 Total Eligibility	B CY 2010 Prorated Eligibility At 103%	C Amount Previously Obligated through 9/30/10	D Amount deobligated during the year	E (C - D) Net Amount Obligated	F (B - E) Expected Funding for 10/01/10 through 12/31/10 (before reconciliation)	G Actual Funding for 10/1/10 through 12/31/10	H Overfunding at PHA level to be deobligated / recaptured
182	RQ005008008	\$ 1,207,415	\$ 1,243,637	\$ 905,564	\$ -	\$ 905,564	\$ 338,073	\$ 338,073	
183	RQ005008009	\$ 1,268,878	\$ 1,306,944	\$ 951,662	\$ -	\$ 951,662	\$ 355,282	\$ 355,282	
184	RQ005008010	\$ 578,044	\$ 595,385	\$ 433,533	\$ -	\$ 433,533	\$ 161,852	\$ 161,852	
185	RQ005008012	\$ 607,241	\$ 625,458	\$ 455,431	\$ -	\$ 455,431	\$ 170,027	\$ 170,027	
186	RQ005008013	\$ 791,332	\$ 815,072	\$ 593,499	\$ -	\$ 593,499	\$ 221,573	\$ 221,573	
187	RQ005008014	\$ 1,166,697	\$ 1,201,698	\$ 875,023	\$ -	\$ 875,023	\$ 326,675	\$ 326,675	
188	RQ005008015	\$ 1,144,877	\$ 1,179,223	\$ 855,899	\$ -	\$ 855,899	\$ 323,324	\$ 323,324	
189	RQ005008016	\$ 1,163,220	\$ 1,198,117	\$ 872,418	\$ -	\$ 872,418	\$ 325,699	\$ 325,699	
190	RQ005008017	\$ 514,367	\$ 529,798	\$ 385,775	\$ -	\$ 385,775	\$ 144,023	\$ 144,023	
191	RQ005008018	\$ 1,138,913	\$ 1,173,080	\$ 854,185	\$ -	\$ 854,185	\$ 318,895	\$ 318,895	
192	RQ005008020	\$ 741,158	\$ 763,393	\$ 555,869	\$ -	\$ 555,869	\$ 207,524	\$ 207,524	
193	RQ005008021	\$ 826,007	\$ 850,787	\$ 619,505	\$ -	\$ 619,505	\$ 231,282	\$ 231,282	
194	RQ005008022	\$ 511,867	\$ 527,223	\$ 383,902	\$ -	\$ 383,902	\$ 143,321	\$ 143,321	
195	RQ005008023	\$ 298,397	\$ 307,349	\$ 223,798	\$ -	\$ 223,798	\$ 83,551	\$ 83,551	
196	RQ005008024	\$ 335,250	\$ 345,308	\$ 251,439	\$ -	\$ 251,439	\$ 93,869	\$ 93,869	
197	RQ005008025	\$ 1,265,653	\$ 1,303,623	\$ 949,240	\$ -	\$ 949,240	\$ 354,383	\$ 354,383	
198	RQ005008026	\$ 384,072	\$ 395,594	\$ 288,055	\$ -	\$ 288,055	\$ 107,539	\$ 107,539	
199	RQ005009001	\$ 638,940	\$ 658,108	\$ 479,205	\$ -	\$ 479,205	\$ 178,903	\$ 178,903	
200	RQ005009002	\$ 209,026	\$ 215,297	\$ 156,770	\$ -	\$ 156,770	\$ 58,527	\$ 58,527	
201	RQ005009003	\$ 801,076	\$ 825,108	\$ 600,807	\$ -	\$ 600,807	\$ 224,301	\$ 224,301	
202	RQ005009004	\$ 287,154	\$ 295,769	\$ 215,366	\$ -	\$ 215,366	\$ 80,403	\$ 80,403	
203	RQ005009005	\$ 756,152	\$ 778,837	\$ 567,114	\$ -	\$ 567,114	\$ 211,723	\$ 211,723	
204	RQ005009006	\$ 400,861	\$ 412,887	\$ 300,646	\$ -	\$ 300,646	\$ 112,241	\$ 112,241	
205	RQ005009007	\$ 535,689	\$ 551,760	\$ 401,767	\$ -	\$ 401,767	\$ 149,993	\$ 149,993	
206	RQ005009008	\$ 287,711	\$ 296,342	\$ 215,783	\$ -	\$ 215,783	\$ 80,559	\$ 80,559	
207	RQ005009009	\$ 277,299	\$ 285,618	\$ 207,975	\$ -	\$ 207,975	\$ 77,643	\$ 77,643	
208	RQ005009010	\$ 1,417,031	\$ 1,459,542	\$ 1,062,773	\$ -	\$ 1,062,773	\$ 396,769	\$ 396,769	
209	RQ005009011	\$ 1,493,413	\$ 1,538,215	\$ 1,120,063	\$ -	\$ 1,120,063	\$ 418,152	\$ 418,152	
210	RQ005009012	\$ 365,869	\$ 376,845	\$ 274,402	\$ -	\$ 274,402	\$ 102,443	\$ 102,443	
211	RQ005009013	\$ 666,258	\$ 686,246	\$ 499,694	\$ -	\$ 499,694	\$ 186,552	\$ 186,552	
212	RQ005009014	\$ 2,457,017	\$ 2,530,728	\$ 1,842,763	\$ -	\$ 1,842,763	\$ 687,965	\$ 687,965	
213	RQ005009015	\$ 979,078	\$ 1,008,450	\$ 734,309	\$ -	\$ 734,309	\$ 274,141	\$ 274,141	
214	RQ005009016	\$ 1,123,472	\$ 1,157,176	\$ 842,604	\$ -	\$ 842,604	\$ 314,572	\$ 314,572	
215	RQ005009017	\$ 1,960,205	\$ 2,019,011	\$ 1,470,154	\$ -	\$ 1,470,154	\$ 548,857	\$ 548,857	
216	RQ005009018	\$ 519,331	\$ 534,911	\$ 389,498	\$ -	\$ 389,498	\$ 145,413	\$ 145,413	
217	RQ005009019	\$ 1,658,935	\$ 1,708,703	\$ 1,244,201	\$ -	\$ 1,244,201	\$ 464,502	\$ 464,502	
218	RQ005009020	\$ 1,451,280	\$ 1,494,818	\$ 1,088,464	\$ -	\$ 1,088,464	\$ 406,354	\$ 406,354	

CY 2010 Operating Subsidy Documents
RQ005 - Puerto Rico Public Housing Administration

9/30/2010

No	Project #	A CY 2010 Total Eligibility	B CY 2010 Prorated Eligibility At 103%	C Amount Previously Obligated through 9/30/10	D Amount deobligated during the year	E (C - D) Net Amount Obligated	F (B - E) Expected Funding for 10/01/10 through 12/31/10 (before reconciliation)	G Actual Funding for 10/1/10 through 12/31/10	H Overfunding at PHA level to be deobligated / recaptured
219	RQ005009021	\$ 727,666	\$ 749,496	\$ 545,751	\$ -	\$ 545,751	\$ 203,745	\$ 203,745	
220	RQ005009022	\$ 1,285,143	\$ 1,323,697	\$ 963,857	\$ -	\$ 963,857	\$ 359,840	\$ 359,840	
221	RQ005009023	\$ 1,655,281	\$ 1,704,939	\$ 1,241,461	\$ -	\$ 1,241,461	\$ 463,478	\$ 463,478	
222	RQ005009024	\$ 1,272,643	\$ 1,310,822	\$ 954,482	\$ -	\$ 954,482	\$ 356,340	\$ 356,340	
223	RQ005009025	\$ 879,008	\$ 905,378	\$ 659,258	\$ -	\$ 659,258	\$ 246,120	\$ 246,120	
224	RQ005009026	\$ 549,843	\$ 566,338	\$ 412,382	\$ -	\$ 412,382	\$ 153,956	\$ 153,956	
225	RQ005009027	\$ 730,491	\$ 752,406	\$ 547,868	\$ -	\$ 547,868	\$ 204,538	\$ 204,538	
226	RQ005009028	\$ 557,135	\$ 573,849	\$ 417,851	\$ -	\$ 417,851	\$ 155,998	\$ 155,998	
227	RQ005009029	\$ 437,536	\$ 450,662	\$ 328,154	\$ -	\$ 328,154	\$ 122,508	\$ 122,508	
228	RQ005009030	\$ 587,382	\$ 605,003	\$ 440,537	\$ -	\$ 440,537	\$ 164,466	\$ 164,466	
229	RQ005009031	\$ 166,515	\$ 171,510	\$ 124,886	\$ -	\$ 124,886	\$ 46,624	\$ 46,624	
230	RQ005009032	\$ 619,025	\$ 637,596	\$ 464,269	\$ -	\$ 464,269	\$ 173,327	\$ 173,327	
231	RQ005009033	\$ 822,025	\$ 846,686	\$ 616,521	\$ -	\$ 616,521	\$ 230,165	\$ 230,165	
232	RQ005009034	\$ 454,387	\$ 468,019	\$ 340,790	\$ -	\$ 340,790	\$ 127,229	\$ 127,229	
233	RQ005009035	\$ 949,495	\$ 977,980	\$ 712,121	\$ -	\$ 712,121	\$ 265,859	\$ 265,859	
234	RQ005009036	\$ 367,703	\$ 378,734	\$ 275,777	\$ -	\$ 275,777	\$ 102,957	\$ 102,957	
235	RQ005010001	\$ 1,648,656	\$ 1,698,116	\$ 1,263,515	\$ -	\$ 1,263,515	\$ 434,601	\$ 434,601	
236	RQ005010002	\$ 566,583	\$ 583,580	\$ 424,937	\$ -	\$ 424,937	\$ 158,643	\$ 158,643	
237	RQ005010003	\$ 565,813	\$ 582,787	\$ 428,153	\$ -	\$ 428,153	\$ 154,634	\$ 154,634	
238	RQ005010004	\$ 563,121	\$ 580,015	\$ 420,075	\$ -	\$ 420,075	\$ 159,940	\$ 159,940	
239	RQ005010005	\$ 2,548,310	\$ 2,624,759	\$ 1,911,233	\$ -	\$ 1,911,233	\$ 713,526	\$ 713,526	
240	RQ005010006	\$ 2,382,337	\$ 2,453,807	\$ 1,786,753	\$ -	\$ 1,786,753	\$ 667,054	\$ 667,054	
241	RQ005010007	\$ 3,238,337	\$ 3,335,487	\$ 2,428,753	\$ -	\$ 2,428,753	\$ 906,734	\$ 906,734	
242	RQ005010008	\$ 3,367,910	\$ 3,468,947	\$ 2,525,933	\$ -	\$ 2,525,933	\$ 943,014	\$ 943,014	
243	RQ005010009	\$ 3,611,749	\$ 3,720,101	\$ 2,708,812	\$ -	\$ 2,708,812	\$ 1,011,289	\$ 1,011,289	
244	RQ005010010	\$ 1,323,875	\$ 1,363,591	\$ 992,906	\$ -	\$ 992,906	\$ 370,685	\$ 370,685	
245	RQ005010011	\$ 1,213,506	\$ 1,249,911	\$ 910,133	\$ -	\$ 910,133	\$ 339,778	\$ 339,778	
246	RQ005010012	\$ 1,278,163	\$ 1,316,508	\$ 958,625	\$ -	\$ 958,625	\$ 357,883	\$ 357,883	
247	RQ005010013	\$ 1,777,712	\$ 1,831,043	\$ 1,333,284	\$ -	\$ 1,333,284	\$ 497,759	\$ 497,759	
248	RQ005010014	\$ 1,863,721	\$ 1,919,633	\$ 1,397,791	\$ -	\$ 1,397,791	\$ 521,842	\$ 521,842	
249	RQ005010015	\$ 2,171,235	\$ 2,236,372	\$ 1,628,426	\$ -	\$ 1,628,426	\$ 607,946	\$ 607,946	
250	RQ005010016	\$ 1,594,784	\$ 1,642,628	\$ 1,196,088	\$ -	\$ 1,196,088	\$ 446,540	\$ 446,540	
251	RQ005010017	\$ 1,568,920	\$ 1,615,988	\$ 1,176,690	\$ -	\$ 1,176,690	\$ 439,298	\$ 439,298	
252	RQ005010018	\$ 3,543,742	\$ 3,650,054	\$ 2,657,807	\$ -	\$ 2,657,807	\$ 992,247	\$ 992,247	
253	RQ005010019	\$ 3,570,747	\$ 3,677,869	\$ 2,678,060	\$ -	\$ 2,678,060	\$ 999,809	\$ 999,809	
254	RQ005010020	\$ 1,625,571	\$ 1,674,338	\$ 1,219,178	\$ -	\$ 1,219,178	\$ 455,160	\$ 455,160	
255	RQ005010021	\$ 1,997,815	\$ 2,057,749	\$ 1,498,361	\$ -	\$ 1,498,361	\$ 559,388	\$ 559,388	

CY 2010 Operating Subsidy Documents
RQ005 - Puerto Rico Public Housing Administration

9/30/2010

No	Project #	A CY 2010 Total Eligibility	B CY 2010 Prorated Eligibility At 103%	C Amount Previously Obligated through 9/30/10	D Amount deobligated during the year	E (C - D) Net Amount Obligated	F (B - E) Expected Funding for 10/01/10 through 12/31/10 (before reconciliation)	G Actual Funding for 10/1/10 through 12/31/10	H Overfunding at PHA level to be deobligated / recaptured
256	RQ005010022	\$ 1,492,340	\$ 1,537,110	\$ 1,119,258	\$ -	\$ 1,119,258	\$ 417,852	\$ 417,852	
257	RQ005010023	\$ 1,156,901	\$ 1,191,608	\$ 867,679	\$ -	\$ 867,679	\$ 323,929	\$ 323,929	
258	RQ005010024	\$ 465,077	\$ 479,029	\$ 348,808	\$ -	\$ 348,808	\$ 130,221	\$ 130,221	
259	RQ005010025	\$ 21,491	\$ 22,136	\$ 104,634	\$ -	\$ 104,634	\$ (82,498)	\$ -	
260	RQ005010026	\$ 1,163,476	\$ 1,198,380	\$ 872,610	\$ -	\$ 872,610	\$ 325,770	\$ 325,770	
261	RQ005010027	\$ 1,204,016	\$ 1,240,136	\$ 903,015	\$ -	\$ 903,015	\$ 337,121	\$ 337,121	
262	RQ005010028	\$ 1,213,450	\$ 1,249,854	\$ 910,088	\$ -	\$ 910,088	\$ 339,766	\$ 339,766	
263	RQ005010029	\$ 631,359	\$ 650,300	\$ 473,519	\$ -	\$ 473,519	\$ 176,781	\$ 176,781	
264	RQ005010030	\$ 823,446	\$ 848,149	\$ 617,585	\$ -	\$ 617,585	\$ 230,564	\$ 230,564	
265	RQ005010031	\$ 590,243	\$ 607,950	\$ 442,682	\$ -	\$ 442,682	\$ 165,268	\$ 165,268	
266	RQ005010032	\$ 1,045,581	\$ 1,076,948	\$ 784,189	\$ -	\$ 784,189	\$ 292,759	\$ 292,759	
267	RQ005010033	\$ 1,266,652	\$ 1,304,652	\$ 949,989	\$ -	\$ 949,989	\$ 354,663	\$ 354,663	
268	RQ005010034	\$ 947,453	\$ 975,877	\$ 710,592	\$ -	\$ 710,592	\$ 265,285	\$ 265,285	
269	RQ005010035	\$ 1,430,678	\$ 1,473,598	\$ 1,073,009	\$ -	\$ 1,073,009	\$ 400,589	\$ 400,589	
270	RQ005010036	\$ 1,645,979	\$ 1,695,358	\$ 1,234,489	\$ -	\$ 1,234,489	\$ 460,869	\$ 460,869	
271	RQ005010037	\$ 399,121	\$ 411,095	\$ 299,341	\$ -	\$ 299,341	\$ 111,754	\$ 111,754	
272	RQ005010038	\$ 277,350	\$ 285,671	\$ 577,067	\$ -	\$ 577,067	\$ (291,396)	\$ -	
273	RQ005010039	\$ 759,589	\$ 782,377	\$ 569,694	\$ -	\$ 569,694	\$ 212,683	\$ 212,683	
274	RQ005010040	\$ 923,889	\$ 951,606	\$ 691,991	\$ -	\$ 691,991	\$ 259,615	\$ 259,615	
275	RQ005010041	\$ 370,143	\$ 381,247	\$ 277,609	\$ -	\$ 277,609	\$ 103,638	\$ 103,638	
276	RQ005010042	\$ 168,309	\$ 173,358	\$ 126,232	\$ -	\$ 126,232	\$ 47,126	\$ 47,126	
277	RQ005010043	\$ 1,286,159	\$ 1,324,744	\$ 964,619	\$ -	\$ 964,619	\$ 360,125	\$ 360,125	
278	RQ005010044	\$ 751,340	\$ 773,880	\$ 563,505	\$ -	\$ 563,505	\$ 210,375	\$ 210,375	
279	RQ005010045	\$ 1,074,105	\$ 1,106,328	\$ 805,579	\$ -	\$ 805,579	\$ 300,749	\$ 300,749	
280	RQ005010046	\$ 1,055,987	\$ 1,087,667	\$ 791,990	\$ -	\$ 791,990	\$ 295,677	\$ 295,677	
281	RQ005010047	\$ 27,590	\$ 28,418	\$ 134,327	\$ -	\$ 134,327	\$ (105,909)	\$ -	
282	RQ005010048	\$ 1,393,412	\$ 1,435,214	\$ 1,045,062	\$ -	\$ 1,045,062	\$ 390,152	\$ 390,152	
283	RQ005010049	\$ 418,153	\$ 430,698	\$ 362,448	\$ -	\$ 362,448	\$ 68,250	\$ 68,250	
284	RQ005010050	\$ 765,694	\$ 788,665	\$ 574,273	\$ -	\$ 574,273	\$ 214,392	\$ 214,392	
285	RQ005010051	\$ 758,434	\$ 781,187	\$ 568,826	\$ -	\$ 568,826	\$ 212,361	\$ 212,361	
286	RQ005010052	\$ 646,038	\$ 665,419	\$ 484,529	\$ -	\$ 484,529	\$ 180,890	\$ 180,890	
287	RQ005010053	\$ 335,135	\$ 345,189	\$ 249,011	\$ -	\$ 249,011	\$ 96,178	\$ 96,178	
288	RQ005010054	\$ 446,431	\$ 459,824	\$ 334,823	\$ -	\$ 334,823	\$ 125,001	\$ 24,851	
289	RQ005010055	\$ 415,625	\$ 428,094	\$ 311,719	\$ -	\$ 311,719	\$ 116,375	\$ -	
290	RQ005010056	\$ 680,718	\$ 701,140	\$ 510,539	\$ -	\$ 510,539	\$ 190,601	\$ -	
291	RQ005010057	\$ 305,339	\$ 314,499	\$ 229,004	\$ -	\$ 229,004	\$ 85,495	\$ -	
292	RQ005010058	\$ 572,527	\$ 589,703	\$ 429,395	\$ -	\$ 429,395	\$ 160,308	\$ -	

No	Project #	A	B	C	D	E (C - D)	F (B - E)	G	H
		CY 2010 Total Eligibility	CY 2010 Prorated Eligibility At 103%	Amount Previously Obligated through 9/30/10	Amount deobligated during the year	Net Amount Obligated	Expected Funding for 10/01/10 through 12/31/10 (before reconciliation)	Actual Funding for 10/1/10 through 12/31/10	Overfunding at PHA level to be deobligated / recaptured
	Total	\$ 223,792,161	\$ 230,505,919	\$ 168,671,825	\$ -	\$ 168,671,825	\$ 61,834,094	\$ 61,834,094	\$ -

Note: Project level amounts may not add to totals due to rounding

Definitions

Column A: Final approved CY 2010 eligibility of the project from Line D3 of HUD-52723.

Column B: Prorated CY 2010 eligibility at 103 percent proration.

Column C: Total amount funded to the project in the previous three rounds of funding.

Column D: Amount deobligated during the year for the project. No action is required by the PHA.

Column E: Amount Previously Obligated less Amount Deobligated during the year (Col C - Col D). This amount cannot be negative.

Column F: Expected Funding for 10/01/10 thru 12/31/10 before reconciliation (Col B - Col E).

This amount can be negative indicating that the project has received more funding than its eligibility.

Column G: Actual funding provided to the project after reconciliation. This amount cannot be negative.

Column H: In cases where a PHA as a whole may have received more funding than eligibility, this column represents the overfunded amount at the PHA level.

If PHA as a whole received more funding than eligibility and HUD was not able to deobligate funds during the year, funds will have to be recaptured. HUD will provide instructions to the affected PHAs and Field Offices on further action required.

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100110D

Dear Executive Director:

This letter obligates \$118,411 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 1	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,196	1,196	1,196
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,200	1,200	1,196
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.60	\$17.60
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,120	\$21,120

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$62
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,762	\$9,762
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$453,342	\$453,342

Part B. Formula Income

01	PUM formula income	\$25.37	\$25.37
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$25.37	\$25.37
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$30,444	\$30,444

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$422,898	\$422,898
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$62
03	Formula amount (greater of Part D, Lines 01 or 02)	\$422,898	\$422,898

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$422,898
02	Adjustment due to availability of funds		\$12,687
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$435,585

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100210D

Dear Executive Director:

This letter obligates \$84,018 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	832	832	832
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	840	840	832
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			69

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,722	\$295,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.51	\$12.51
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$10,508	\$10,508

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$43	\$42
11	Funding for resident participation activities	\$1,725	\$1,725
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,808	\$6,807
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$313,038	\$313,037

Part B. Formula Income

01	PUM formula income	\$15.44	\$15.44
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$15.44	\$15.44
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$12,970	\$12,970

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$300,068	\$300,067
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$42
03	Formula amount (greater of Part D, Lines 01 or 02)	\$300,068	\$300,067

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$300,067
02	Adjustment due to availability of funds		\$9,002
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$309,069

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100310D

Dear Executive Director:

This letter obligates \$55,848 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
62		0		0		62

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	743	743	743
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	744	744	743
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			62

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$261,925	\$261,925

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$15.12	\$15.12
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$11,249	\$11,249

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,393	\$2,393
10	Cost of independent audit	\$38	\$37
11	Funding for resident participation activities	\$1,550	\$1,550
12	Asset management fee	\$2,976	\$2,976
13	Information technology fee	\$1,488	\$1,488
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,445	\$8,444
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$281,619	\$281,618

Part B. Formula Income

01	PUM formula income	\$110.43	\$110.43
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$110.43	\$110.43
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$82,160	\$82,160

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$199,459	\$199,458
02	Cost of independent audit (Same as Part A, Line 10)	\$38	\$37
03	Formula amount (greater of Part D, Lines 01 or 02)	\$199,459	\$199,458

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$199,458
02	Adjustment due to availability of funds		\$5,984
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$205,442

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100410D

Dear Executive Director:

This letter obligates \$350,800 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,584	3,584	3,584
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	16		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		16	
15	Total Unit Months	3,600	3,600	3,584
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			299

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.58	\$16.58
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$59,688	\$59,688

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$679	\$679
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,475	\$7,475
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$29,939	\$29,935
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,357,007	\$1,357,003

Part B. Formula Income

01	PUM formula income	\$28.93	\$28.93
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.93	\$28.93
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$104,148	\$104,148

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,252,859	\$1,252,855
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,252,859	\$1,252,855

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,252,855
02	Adjustment due to availability of funds		\$37,586
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,290,441

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100510D

Dear Executive Director:

This letter obligates \$470,987 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 5	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
400		0		0		400

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	4,782	4,782	4,782
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	18		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		18	
15	Total Unit Months	4,800	4,800	4,782
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			399

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,689,840	\$1,689,840

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.22	\$14.22
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$68,256	\$68,256

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,730	\$3,730
10	Cost of independent audit	\$247	\$247
11	Funding for resident participation activities	\$9,975	\$9,975
12	Asset management fee	\$19,200	\$19,200
13	Information technology fee	\$9,600	\$9,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$42,752	\$42,752
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,800,848	\$1,800,848

Part B. Formula Income

01	PUM formula income	\$24.74	\$24.74
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$24.74	\$24.74
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$118,752	\$118,752

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,682,096	\$1,682,096
02	Cost of independent audit (Same as Part A, Line 10)	\$247	\$247
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,682,096	\$1,682,096

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,682,096
02	Adjustment due to availability of funds		\$50,463
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,732,559

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100610D

Dear Executive Director:

This letter obligates \$240,694 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,385	2,385	2,385
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	15		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		15	
15	Total Unit Months	2,400	2,400	2,385
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$23.51	\$23.51
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$56,424	\$56,424

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$269	\$269
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,768	\$19,765
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$921,112	\$921,109

Part B. Formula Income

01	PUM formula income	\$25.62	\$25.62
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$25.62	\$25.62
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$61,488	\$61,488

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$859,624	\$859,621
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$859,624	\$859,621

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$859,621
02	Adjustment due to availability of funds		\$25,789
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$885,410

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100710D

Dear Executive Director:

This letter obligates \$290,481 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 7	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
252		0		0		252

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,996	2,996	2,996
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	16		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		16	
15	Total Unit Months	3,024	3,024	2,996
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			250

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,064,599	\$1,064,599

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$8.72	\$8.72
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$26,369	\$26,369

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$156	\$152
11	Funding for resident participation activities	\$6,250	\$6,250
12	Asset management fee	\$12,096	\$12,096
13	Information technology fee	\$6,048	\$6,048
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$24,550	\$24,546
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,115,518	\$1,115,514

Part B. Formula Income

01	PUM formula income	\$25.82	\$25.82
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$25.82	\$25.82
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$78,080	\$78,080

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,037,438	\$1,037,434
02	Cost of independent audit (Same as Part A, Line 10)	\$156	\$152
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,037,438	\$1,037,434

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,037,434
02	Adjustment due to availability of funds		\$31,123
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,068,557

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100810D

Dear Executive Director:

This letter obligates \$245,289 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,381	2,381	2,381
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	19		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		19	
15	Total Unit Months	2,400	2,400	2,381
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			198

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.52	\$12.52
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$30,048	\$30,048

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$0	\$0
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,950	\$4,950
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,474	\$19,471
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$894,442	\$894,439

Part B. Formula Income

01	PUM formula income	\$7.67	\$7.67
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$7.67	\$7.67
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$18,408	\$18,408

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$876,034	\$876,031
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$876,034	\$876,031

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$876,031
02	Adjustment due to availability of funds		\$26,281
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$902,312

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500100910D

Dear Executive Director:

This letter obligates \$96,603 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 0 9	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
Financial Analyst: DOMINGO GARCIA			

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
84		0		0		84

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,003	1,003	1,003
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	1,008	1,008	1,003
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			84

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$354,866	\$354,866

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$8.56	\$8.56
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$8,628	\$8,628

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$52	\$121
11	Funding for resident participation activities	\$2,100	\$2,100
12	Asset management fee	\$4,032	\$4,032
13	Information technology fee	\$2,016	\$2,016
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,200	\$8,269
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$371,694	\$371,763

Part B. Formula Income

01	PUM formula income	\$26.54	\$26.54
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$26.54	\$26.54
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$26,752	\$26,752

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$344,942	\$345,011
02	Cost of independent audit (Same as Part A, Line 10)	\$52	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$344,942	\$345,011

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$345,011
02	Adjustment due to availability of funds		\$10,350
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$355,361

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101010D

Dear Executive Director:

This letter obligates \$279,329 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
220		0		0		220

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,628	2,628	2,628
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	12		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		12	
15	Total Unit Months	2,640	2,640	2,628
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			219

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$929,412	\$929,412

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$29.71	\$29.71
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$78,434	\$78,434

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$136	\$133
11	Funding for resident participation activities	\$5,475	\$5,475
12	Asset management fee	\$10,560	\$10,560
13	Information technology fee	\$5,280	\$5,280
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,451	\$21,448
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,029,297	\$1,029,294

Part B. Formula Income

01	PUM formula income	\$12.00	\$12.00
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$12.00	\$12.00
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$31,680	\$31,680

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$997,617	\$997,614
02	Cost of independent audit (Same as Part A, Line 10)	\$136	\$133
03	Formula amount (greater of Part D, Lines 01 or 02)	\$997,617	\$997,614

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$997,614
02	Adjustment due to availability of funds		\$29,928
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,027,542

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101110D

Dear Executive Director:

This letter obligates \$238,139 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,375	2,375	2,375
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	25		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		25	
15	Total Unit Months	2,400	2,400	2,375
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			198

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$11.85	\$11.85
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$28,440	\$28,440

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,950	\$4,950
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,474	\$19,471
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$892,834	\$892,831

Part B. Formula Income

01	PUM formula income	\$17.64	\$17.64
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$17.64	\$17.64
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$42,336	\$42,336

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$850,498	\$850,495
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$850,498	\$850,495

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$850,495
02	Adjustment due to availability of funds		\$25,515
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$876,010

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101210D

Dear Executive Director:

This letter obligates \$114,092 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 2	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,194	1,194	1,194
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,200	1,200	1,194
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.96	\$16.96
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$20,352	\$20,352

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$405	\$405
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,167	\$10,165
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$452,979	\$452,977

Part B. Formula Income

01	PUM formula income	\$37.54	\$37.92
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$37.54	\$37.92
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$45,048	\$45,504

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$407,931	\$407,473
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$407,931	\$407,473

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$407,473
02	Adjustment due to availability of funds		\$12,224
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$419,697

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101310D

Dear Executive Director:

This letter obligates \$118,469 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
104		0		0		104

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,247	1,247	1,247
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,248	1,248	1,247
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			104

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$439,358	\$439,358

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.68	\$16.68
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$20,817	\$20,817

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$791	\$791
10	Cost of independent audit	\$64	\$63
11	Funding for resident participation activities	\$2,600	\$2,600
12	Asset management fee	\$4,992	\$4,992
13	Information technology fee	\$2,496	\$2,496
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,943	\$10,942
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$471,118	\$471,117

Part B. Formula Income

01	PUM formula income	\$38.47	\$38.47
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$38.47	\$38.47
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$48,011	\$48,011

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$423,107	\$423,106
02	Cost of independent audit (Same as Part A, Line 10)	\$64	\$63
03	Formula amount (greater of Part D, Lines 01 or 02)	\$423,107	\$423,106

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$423,106
02	Adjustment due to availability of funds		\$12,693
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$435,799

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101410D

Dear Executive Director:

This letter obligates \$99,772 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
98		0		0		98

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,156	1,156	1,156
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	12		

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,176	1,164	1,156
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			96

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$409,786	\$409,786

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$4.06	\$4.06
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$4,726	\$4,726

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,000	\$1,000
10	Cost of independent audit	\$61	\$59
11	Funding for resident participation activities	\$2,400	\$2,400
12	Asset management fee	\$4,704	\$4,704
13	Information technology fee	\$2,352	\$2,352
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,517	\$10,515
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$425,029	\$425,027

Part B. Formula Income

01	PUM formula income	\$59.02	\$59.02
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$59.02	\$59.02
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$68,699	\$68,699

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$356,330	\$356,328
02	Cost of independent audit (Same as Part A, Line 10)	\$61	\$59
03	Formula amount (greater of Part D, Lines 01 or 02)	\$356,330	\$356,328

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$356,328
02	Adjustment due to availability of funds		\$10,690
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$367,018

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101510D

Dear Executive Director:

This letter obligates \$98,102 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
74		0		0		74

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	884	884	884
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	888	888	884
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			74

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$312,620	\$312,620

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$63.61	\$63.61
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$56,486	\$56,486

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$46	\$45
11	Funding for resident participation activities	\$1,850	\$1,850
12	Asset management fee	\$3,552	\$3,552
13	Information technology fee	\$1,776	\$1,776
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,224	\$7,223
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$376,330	\$376,329

Part B. Formula Income

01	PUM formula income	\$29.24	\$29.24
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$29.24	\$29.24
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$25,965	\$25,965

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$350,365	\$350,364
02	Cost of independent audit (Same as Part A, Line 10)	\$46	\$45
03	Formula amount (greater of Part D, Lines 01 or 02)	\$350,365	\$350,364

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$350,364
02	Adjustment due to availability of funds		\$10,511
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$360,875

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101610D

Dear Executive Director:

This letter obligates \$76,432 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 6	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
68		0		0		68

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	811	811	811
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	816	816	811
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			68

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$287,273	\$287,273

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$6.78	\$6.78
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$5,532	\$5,532

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$42	\$41
11	Funding for resident participation activities	\$1,700	\$1,700
12	Asset management fee	\$3,264	\$3,264
13	Information technology fee	\$1,632	\$1,632
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,638	\$6,637
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$299,443	\$299,442

Part B. Formula Income

01	PUM formula income	\$32.44	\$32.44
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.44	\$32.44
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$26,471	\$26,471

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$272,972	\$272,971
02	Cost of independent audit (Same as Part A, Line 10)	\$42	\$41
03	Formula amount (greater of Part D, Lines 01 or 02)	\$272,972	\$272,971

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$272,971
02	Adjustment due to availability of funds		\$8,189
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$281,160

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101710D

Dear Executive Director:

This letter obligates \$86,916 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 7	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
74		0		0		74

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	880	880	880
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	888	888	880
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			73

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$312,620	\$312,620

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$41.89	\$41.89
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$37,198	\$37,198

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$117	\$117
10	Cost of independent audit	\$46	\$45
11	Funding for resident participation activities	\$1,825	\$1,825
12	Asset management fee	\$3,552	\$3,552
13	Information technology fee	\$1,776	\$1,776
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,316	\$7,315
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$357,134	\$357,133

Part B. Formula Income

01	PUM formula income	\$52.62	\$52.62
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$52.62	\$52.62
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$46,727	\$46,727

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$310,407	\$310,406
02	Cost of independent audit (Same as Part A, Line 10)	\$46	\$45
03	Formula amount (greater of Part D, Lines 01 or 02)	\$310,407	\$310,406

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$310,406
02	Adjustment due to availability of funds		\$9,312
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$319,718

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101810D

Dear Executive Director:

This letter obligates \$210,432 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 8	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		60		0		210

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,152	2,152	2,152
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	122	122	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	240		

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	2,520	2,280	2,152
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			179

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$802,674	\$802,674

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.02	\$17.02
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$38,806	\$38,806

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$130	\$91
11	Funding for resident participation activities	\$4,475	\$4,475
12	Asset management fee	\$10,080	\$10,080
13	Information technology fee	\$5,040	\$5,040
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,725	\$19,686
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$861,205	\$861,166

Part B. Formula Income

01	PUM formula income	\$48.08	\$48.08
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$48.08	\$48.08
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$109,622	\$109,622

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$751,583	\$751,544
02	Cost of independent audit (Same as Part A, Line 10)	\$130	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$751,583	\$751,544

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$751,544
02	Adjustment due to availability of funds		\$22,546
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$774,090

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500101910D

Dear Executive Director:

This letter obligates \$177,880 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 1 0 1 9	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,775	1,775	1,775
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	25		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		25	
15	Total Unit Months	1,800	1,800	1,775
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			148

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.17	\$14.17
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$25,506	\$25,506

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,700	\$3,700
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,593	\$14,591
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$673,789	\$673,787

Part B. Formula Income

01	PUM formula income	\$21.39	\$21.39
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$21.39	\$21.39
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$38,502	\$38,502

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$635,287	\$635,285
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$635,287	\$635,285

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$635,285
02	Adjustment due to availability of funds		\$19,059
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$654,344

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200110D

Dear Executive Director:

This letter obligates \$519,450 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
444		0		0		444

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	5,304	5,304	5,304
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	24		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		24	
15	Total Unit Months	5,328	5,328	5,304
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			442

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,875,722	\$1,875,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.57	\$14.57
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$77,629	\$77,629

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$275	\$268
11	Funding for resident participation activities	\$11,050	\$11,050
12	Asset management fee	\$21,312	\$21,312
13	Information technology fee	\$10,656	\$10,656
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$43,293	\$43,286
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,996,644	\$1,996,637

Part B. Formula Income

01	PUM formula income	\$26.55	\$26.55
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$26.55	\$26.55
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$141,458	\$141,458

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,855,186	\$1,855,179
02	Cost of independent audit (Same as Part A, Line 10)	\$275	\$268
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,855,186	\$1,855,179

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,855,179
02	Adjustment due to availability of funds		\$55,655
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,910,834

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200210D

Dear Executive Director:

This letter obligates \$266,261 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		20		0		220

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,620	2,620	2,620
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	20		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		20	
15	Total Unit Months	2,640	2,640	2,620
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			218

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$929,412	\$929,412

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$19.92	\$19.92
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$52,589	\$52,589

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$136	\$133
11	Funding for resident participation activities	\$5,450	\$5,450
12	Asset management fee	\$10,560	\$10,560
13	Information technology fee	\$5,280	\$5,280
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,426	\$21,423
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,003,427	\$1,003,424

Part B. Formula Income

01	PUM formula income	\$20.21	\$20.12
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$20.21	\$20.12
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$53,354	\$53,117

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$950,073	\$950,307
02	Cost of independent audit (Same as Part A, Line 10)	\$136	\$133
03	Formula amount (greater of Part D, Lines 01 or 02)	\$950,073	\$950,307

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$950,307
02	Adjustment due to availability of funds		\$28,509
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$978,816

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200310D

Dear Executive Director:

This letter obligates \$277,840 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
240		0		0		240

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,967	1,967	1,967
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	878	878	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	35		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		35	
15	Total Unit Months	2,880	2,880	1,967
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			164

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,013,904	\$1,013,904

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$5.59	\$5.59
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,099	\$16,099

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$166	\$145
11	Funding for resident participation activities	\$4,100	\$4,100
12	Asset management fee	\$11,520	\$11,520
13	Information technology fee	\$5,760	\$5,760
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,546	\$21,525
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,051,549	\$1,051,528

Part B. Formula Income

01	PUM formula income	\$20.57	\$20.57
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$20.57	\$20.57
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$59,242	\$59,242

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$992,307	\$992,286
02	Cost of independent audit (Same as Part A, Line 10)	\$166	\$145
03	Formula amount (greater of Part D, Lines 01 or 02)	\$992,307	\$992,286

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$992,286
02	Adjustment due to availability of funds		\$29,769
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,022,055

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200410D

Dear Executive Director:

This letter obligates \$247,649 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
180		0		0		180

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,166	1,166	1,166
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	986	986	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	2,160	2,160	1,166
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			97

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$760,428	\$760,428

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$65.51	\$65.51
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$141,502	\$141,502

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$111	\$109
11	Funding for resident participation activities	\$2,425	\$2,425
12	Asset management fee	\$8,640	\$8,640
13	Information technology fee	\$4,320	\$4,320
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,496	\$15,494
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$917,426	\$917,424

Part B. Formula Income

01	PUM formula income	\$15.26	\$15.26
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$15.26	\$15.26
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$32,962	\$32,962

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$884,464	\$884,462
02	Cost of independent audit (Same as Part A, Line 10)	\$111	\$109
03	Formula amount (greater of Part D, Lines 01 or 02)	\$884,464	\$884,462

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$884,462
02	Adjustment due to availability of funds		\$26,534
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$910,996

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200510D

Dear Executive Director:

This letter obligates \$164,996 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 5	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,773	1,773	1,773
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	12		

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	1,800	1,788	1,773
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			148

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$629,465	\$629,465

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$3.30	\$3.30
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$5,900	\$5,900

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$325	\$325
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,700	\$3,700
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,918	\$14,916
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$650,283	\$650,281

Part B. Formula Income

01	PUM formula income	\$34.12	\$34.12
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$34.12	\$34.12
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$61,007	\$61,007

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$589,276	\$589,274
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$589,276	\$589,274

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$589,274
02	Adjustment due to availability of funds		\$17,678
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$606,952

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200610D

Dear Executive Director:

This letter obligates \$359,249 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,931	1,931	1,931
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	1,666	1,666	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	3,600	3,600	1,931
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			161

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.86	\$9.86
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$35,496	\$35,496

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$4,025	\$4,025
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$25,810	\$25,806
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,328,686	\$1,328,682

Part B. Formula Income

01	PUM formula income	\$12.83	\$12.68
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$12.83	\$12.68
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$46,188	\$45,648

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,282,498	\$1,283,034
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,282,498	\$1,283,034

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,283,034
02	Adjustment due to availability of funds		\$38,491
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,321,525

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200710D

Dear Executive Director:

This letter obligates \$31,033 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
32		0		3		29

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	355	355	355
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	28		

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	384	356	355
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			30

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$125,330	\$125,330

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$80.36	\$80.36
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$28,608	\$28,608

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,562	\$2,562
10	Cost of independent audit	\$24	\$21
11	Funding for resident participation activities	\$750	\$750
12	Asset management fee	\$1,536	\$1,536
13	Information technology fee	\$768	\$768
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$5,640	\$5,637
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$159,578	\$159,575

Part B. Formula Income

01	PUM formula income	\$136.89	\$136.89
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$136.89	\$136.89
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$48,733	\$48,733

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$110,845	\$110,842
02	Cost of independent audit (Same as Part A, Line 10)	\$24	\$21
03	Formula amount (greater of Part D, Lines 01 or 02)	\$110,845	\$110,842

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$110,842
02	Adjustment due to availability of funds		\$3,325
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$114,167

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200810D

Dear Executive Director:

This letter obligates \$216,946 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
174		0		0		174

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,080	2,080	2,080
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	7		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	1		

Calculations Based on Unit Months:

14	Limited vacancies		7	
15	Total Unit Months	2,088	2,087	2,080
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			173

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$734,728	\$734,728

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.17	\$22.17
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$46,269	\$46,269

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$108	\$105
11	Funding for resident participation activities	\$4,325	\$4,325
12	Asset management fee	\$8,352	\$8,352
13	Information technology fee	\$4,176	\$4,176
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,961	\$16,958
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$797,958	\$797,955

Part B. Formula Income

01	PUM formula income	\$11.09	\$11.09
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$11.09	\$11.09
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$23,145	\$23,145

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$774,813	\$774,810
02	Cost of independent audit (Same as Part A, Line 10)	\$108	\$105
03	Formula amount (greater of Part D, Lines 01 or 02)	\$774,813	\$774,810

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$774,810
02	Adjustment due to availability of funds		\$23,244
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$798,054

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500200910D

Dear Executive Director:

This letter obligates \$86,396 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
76		0		0		76

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	909	909	909
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	912	912	909
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			76

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$321,070	\$321,070

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.25	\$18.25
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,644	\$16,644

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$47	\$46
11	Funding for resident participation activities	\$1,900	\$1,900
12	Asset management fee	\$3,648	\$3,648
13	Information technology fee	\$1,824	\$1,824
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,419	\$7,418
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$345,133	\$345,132

Part B. Formula Income

01	PUM formula income	\$40.10	\$40.10
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$40.10	\$40.10
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$36,571	\$36,571

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$308,562	\$308,561
02	Cost of independent audit (Same as Part A, Line 10)	\$47	\$46
03	Formula amount (greater of Part D, Lines 01 or 02)	\$308,562	\$308,561

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$308,561
02	Adjustment due to availability of funds		\$9,257
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$317,818

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201010D

Dear Executive Director:

This letter obligates \$58,306 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
64		0		0		64

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	767	767	767
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	768	768	767
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			64

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$270,374	\$270,374

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.81	\$34.81
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$26,734	\$26,734

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$40	\$39
11	Funding for resident participation activities	\$1,600	\$1,600
12	Asset management fee	\$3,072	\$3,072
13	Information technology fee	\$1,536	\$1,536
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,248	\$6,247
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$303,356	\$303,355

Part B. Formula Income

01	PUM formula income	\$123.85	\$123.85
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$123.85	\$123.85
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$95,117	\$95,117

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$208,239	\$208,238
02	Cost of independent audit (Same as Part A, Line 10)	\$40	\$39
03	Formula amount (greater of Part D, Lines 01 or 02)	\$208,239	\$208,238

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$208,238
02	Adjustment due to availability of funds		\$6,247
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$214,485

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201110D

Dear Executive Director:

This letter obligates \$117,662 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,185	1,185	1,185
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	9	9	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,200	1,200	1,185
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$419,644	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$6.55	\$6.51
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$7,808	\$7,812

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,737	\$9,735
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$437,189	\$440,007

Part B. Formula Income

01	PUM formula income	\$22.38	\$22.38
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$22.38	\$22.38
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$26,677	\$26,856

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$410,512	\$413,151
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$410,512	\$413,151

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$413,151
02	Adjustment due to availability of funds		\$12,395
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$425,546

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201210D

Dear Executive Director:

This letter obligates \$67,009 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 2	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
60		0		0		60

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	693	693	693
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	12		

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	720	708	693
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			58

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$249,251	\$249,251

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$5.15	\$5.15
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$3,646	\$3,646

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$37	\$36
11	Funding for resident participation activities	\$1,450	\$1,450
12	Asset management fee	\$2,880	\$2,880
13	Information technology fee	\$1,440	\$1,440
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$5,807	\$5,806
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$258,704	\$258,703

Part B. Formula Income

01	PUM formula income	\$27.38	\$27.38
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$27.38	\$27.38
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$19,385	\$19,385

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$239,319	\$239,318
02	Cost of independent audit (Same as Part A, Line 10)	\$37	\$36
03	Formula amount (greater of Part D, Lines 01 or 02)	\$239,319	\$239,318

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$239,318
02	Adjustment due to availability of funds		\$7,180
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$246,498

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201310D

Dear Executive Director:

This letter obligates \$42,973 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
50		0		0		50

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	599	599	599
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	600	600	599
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			50

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$211,230	\$211,230

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.69	\$12.69
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$7,614	\$7,614

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,830	\$3,830
10	Cost of independent audit	\$31	\$30
11	Funding for resident participation activities	\$1,250	\$1,250
12	Asset management fee	\$2,400	\$2,400
13	Information technology fee	\$1,200	\$1,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,711	\$8,710
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$227,555	\$227,554

Part B. Formula Income

01	PUM formula income	\$123.46	\$123.46
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$123.46	\$123.46
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$74,076	\$74,076

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$153,479	\$153,478
02	Cost of independent audit (Same as Part A, Line 10)	\$31	\$30
03	Formula amount (greater of Part D, Lines 01 or 02)	\$153,479	\$153,478

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$153,478
02	Adjustment due to availability of funds		\$4,604
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$158,082

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201410D

Dear Executive Director:

This letter obligates \$131,402 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
78		0		0		78

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	906	906	906
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	19	19	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	936	936	906
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			76

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$329,519	\$329,519

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$37.88	\$37.88
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$35,456	\$35,456

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,284	\$4,284
10	Cost of independent audit	\$48	\$47
11	Funding for resident participation activities	\$1,900	\$1,900
12	Asset management fee	\$3,744	\$3,744
13	Information technology fee	\$1,872	\$1,872
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,848	\$11,847
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$376,823	\$376,822

Part B. Formula Income

01	PUM formula income	\$45.47	\$45.47
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$45.47	\$45.47
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$42,560	\$42,560

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$334,263	\$334,262
02	Cost of independent audit (Same as Part A, Line 10)	\$48	\$47
03	Formula amount (greater of Part D, Lines 01 or 02)	\$334,263	\$334,262

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$334,262
02	Adjustment due to availability of funds		\$10,028
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$344,290

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201510D

Dear Executive Director:

This letter obligates \$90,654 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
80		0		0		80

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	956	956	956
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	960	960	956
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			80

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$337,968	\$337,968

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.74	\$22.74
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,830	\$21,830

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$656	\$656
10	Cost of independent audit	\$49	\$48
11	Funding for resident participation activities	\$2,000	\$2,000
12	Asset management fee	\$3,840	\$3,840
13	Information technology fee	\$1,920	\$1,920
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,465	\$8,464
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$368,263	\$368,262

Part B. Formula Income

01	PUM formula income	\$46.35	\$46.35
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$46.35	\$46.35
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$44,496	\$44,496

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$323,767	\$323,766
02	Cost of independent audit (Same as Part A, Line 10)	\$49	\$48
03	Formula amount (greater of Part D, Lines 01 or 02)	\$323,767	\$323,766

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$323,766
02	Adjustment due to availability of funds		\$9,713
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$333,479

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201610D

Dear Executive Director:

This letter obligates \$69,107 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 6	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
Financial Analyst: DOMINGO GARCIA			

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
60		0		0		60

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	716	716	716
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	720	720	716
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			60

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$253,476	\$253,476

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.28	\$16.28
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$11,722	\$11,722

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$37	\$36
11	Funding for resident participation activities	\$1,500	\$1,500
12	Asset management fee	\$2,880	\$2,880
13	Information technology fee	\$1,440	\$1,440
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$5,857	\$5,856
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$271,055	\$271,054

Part B. Formula Income

01	PUM formula income	\$33.67	\$33.67
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$33.67	\$33.67
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$24,242	\$24,242

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$246,813	\$246,812
02	Cost of independent audit (Same as Part A, Line 10)	\$37	\$36
03	Formula amount (greater of Part D, Lines 01 or 02)	\$246,813	\$246,812

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$246,812
02	Adjustment due to availability of funds		\$7,404
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$254,216

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201710D

Dear Executive Director:

This letter obligates \$349,196 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
280		0		0		280

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,349	3,349	3,349
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	3,360	3,360	3,349
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			279

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,182,888	\$1,182,888

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.51	\$34.51
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$115,954	\$115,954

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$784	\$784
10	Cost of independent audit	\$173	\$169
11	Funding for resident participation activities	\$6,975	\$6,975
12	Asset management fee	\$13,440	\$13,440
13	Information technology fee	\$6,720	\$6,720
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$28,092	\$28,088
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,326,934	\$1,326,930

Part B. Formula Income

01	PUM formula income	\$23.57	\$23.75
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$23.57	\$23.75
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$79,195	\$79,800

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,247,739	\$1,247,130
02	Cost of independent audit (Same as Part A, Line 10)	\$173	\$169
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,247,739	\$1,247,130

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,247,130
02	Adjustment due to availability of funds		\$37,414
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,284,544

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201810D

Dear Executive Director:

This letter obligates \$195,452 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
214		0		0		214

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,520	2,520	2,520
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	36		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		36	
15	Total Unit Months	2,568	2,568	2,520
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			210

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$904,064	\$904,064

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.13	\$16.13
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$41,422	\$41,422

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,395	\$1,395
10	Cost of independent audit	\$132	\$129
11	Funding for resident participation activities	\$5,250	\$5,250
12	Asset management fee	\$11,128	\$10,272
13	Information technology fee	\$5,564	\$5,136
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$23,469	\$22,182
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$968,955	\$967,668

Part B. Formula Income

01	PUM formula income	\$28.48	\$28.48
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.48	\$28.48
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$73,137	\$73,137

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$895,818	\$894,531
02	Cost of independent audit (Same as Part A, Line 10)	\$132	\$129
03	Formula amount (greater of Part D, Lines 01 or 02)	\$895,818	\$894,531

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$894,531
02	Adjustment due to availability of funds		\$26,836
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$921,367

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500201910D

Dear Executive Director:

This letter obligates \$76,442 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 1 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
65		0		2		63

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	743	743	743
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	13		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		13	
15	Total Unit Months	756	756	743
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			62

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$269,670	\$266,150

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.87	\$34.32
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$25,944	\$25,946

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$40	\$39
11	Funding for resident participation activities	\$1,550	\$1,550
12	Asset management fee	\$3,120	\$3,024
13	Information technology fee	\$1,560	\$1,512
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,270	\$6,125
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$301,884	\$298,221

Part B. Formula Income

01	PUM formula income	\$33.35	\$33.35
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$33.35	\$33.35
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$25,546	\$25,213

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$276,338	\$273,008
02	Cost of independent audit (Same as Part A, Line 10)	\$40	\$39
03	Formula amount (greater of Part D, Lines 01 or 02)	\$276,338	\$273,008

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$273,008
02	Adjustment due to availability of funds		\$8,190
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$281,198

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202010D

Dear Executive Director:

This letter obligates \$177,071 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 0	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
149		0		0		149

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,777	1,777	1,777
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	1,788	1,788	1,777
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			148

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$629,465	\$629,465

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$5.90	\$5.90
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$10,549	\$10,549

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$92	\$90
11	Funding for resident participation activities	\$3,700	\$3,700
12	Asset management fee	\$7,152	\$7,152
13	Information technology fee	\$3,576	\$3,576
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,520	\$14,518
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$654,534	\$654,532

Part B. Formula Income

01	PUM formula income	\$12.38	\$12.38
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$12.38	\$12.38
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$22,135	\$22,135

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$632,399	\$632,397
02	Cost of independent audit (Same as Part A, Line 10)	\$92	\$90
03	Formula amount (greater of Part D, Lines 01 or 02)	\$632,399	\$632,397

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$632,397
02	Adjustment due to availability of funds		\$18,972
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$651,369

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202110D

Dear Executive Director:

This letter obligates \$76,576 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
76		0		0		76

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	911	911	911
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	912	912	911
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			76

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$321,070	\$321,070

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.91	\$12.91
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$11,774	\$11,774

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,445	\$4,445
10	Cost of independent audit	\$47	\$46
11	Funding for resident participation activities	\$1,900	\$1,900
12	Asset management fee	\$3,648	\$3,648
13	Information technology fee	\$1,824	\$1,824
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,864	\$11,863
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$344,708	\$344,707

Part B. Formula Income

01	PUM formula income	\$78.09	\$78.09
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$78.09	\$78.09
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$71,218	\$71,218

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$273,490	\$273,489
02	Cost of independent audit (Same as Part A, Line 10)	\$47	\$46
03	Formula amount (greater of Part D, Lines 01 or 02)	\$273,490	\$273,489

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$273,489
02	Adjustment due to availability of funds		\$8,205
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$281,694

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202210D

Dear Executive Director:

This letter obligates \$120,964 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,190	1,190	1,190
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	10		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		10	
15	Total Unit Months	1,200	1,200	1,190
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.77	\$22.77
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$27,324	\$27,324

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,737	\$9,735
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$459,521	\$459,519

Part B. Formula Income

01	PUM formula income	\$22.92	\$22.92
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$22.92	\$22.92
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$27,504	\$27,504

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$432,017	\$432,015
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$432,017	\$432,015

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$432,015
02	Adjustment due to availability of funds		\$12,960
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$444,975

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202310D

Dear Executive Director:

This letter obligates \$128,437 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,195	1,195	1,195
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	1,200	1,200	1,195
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$45.58	\$45.58
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$54,696	\$54,696

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,762	\$9,760
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$486,918	\$486,916

Part B. Formula Income

01	PUM formula income	\$23.51	\$23.51
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$23.51	\$23.51
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$28,212	\$28,212

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$458,706	\$458,704
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$458,706	\$458,704

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$458,704
02	Adjustment due to availability of funds		\$13,761
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$472,465

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202410D

Dear Executive Director:

This letter obligates \$87,791 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
80		0		0		80

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	958	958	958
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	960	960	958
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			80

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$337,968	\$337,968

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.79	\$16.79
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,118	\$16,118

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,996	\$2,996
10	Cost of independent audit	\$49	\$49
11	Funding for resident participation activities	\$2,000	\$2,000
12	Asset management fee	\$3,840	\$3,840
13	Information technology fee	\$1,920	\$1,920
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,805	\$10,805
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$364,891	\$364,891

Part B. Formula Income

01	PUM formula income	\$53.49	\$53.49
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$53.49	\$53.49
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$51,350	\$51,350

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$313,541	\$313,541
02	Cost of independent audit (Same as Part A, Line 10)	\$49	\$49
03	Formula amount (greater of Part D, Lines 01 or 02)	\$313,541	\$313,541

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$313,541
02	Adjustment due to availability of funds		\$9,406
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$322,947

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202510D

Dear Executive Director:

This letter obligates \$58,380 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	639	639	639
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	201	201	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	840	840	639
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			53

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,722	\$295,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.51	\$12.51
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$10,508	\$10,508

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,678	\$6,678
10	Cost of independent audit	\$43	\$42
11	Funding for resident participation activities	\$1,325	\$1,325
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$13,086	\$13,085
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$319,316	\$319,315

Part B. Formula Income

01	PUM formula income	\$131.92	\$131.92
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$131.92	\$131.92
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$110,813	\$110,813

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$208,503	\$208,502
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$42
03	Formula amount (greater of Part D, Lines 01 or 02)	\$208,503	\$208,502

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$208,502
02	Adjustment due to availability of funds		\$6,255
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$214,757

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202610D

Dear Executive Director:

This letter obligates \$101,848 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
80		0		0		80

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	957	957	957
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	960	960	957
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			80

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$337,968	\$337,968

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$44.95	\$44.95
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$43,152	\$43,152

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$25	\$25
10	Cost of independent audit	\$49	\$48
11	Funding for resident participation activities	\$2,000	\$2,000
12	Asset management fee	\$3,840	\$3,840
13	Information technology fee	\$1,920	\$1,920
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,834	\$7,833
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$388,954	\$388,953

Part B. Formula Income

01	PUM formula income	\$26.26	\$26.26
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$26.26	\$26.26
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$25,210	\$25,210

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$363,744	\$363,743
02	Cost of independent audit (Same as Part A, Line 10)	\$49	\$48
03	Formula amount (greater of Part D, Lines 01 or 02)	\$363,744	\$363,743

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$363,743
02	Adjustment due to availability of funds		\$10,912
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$374,655

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202710D

Dear Executive Director:

This letter obligates \$84,209 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
83		0		0		83

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	975	975	975
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	9		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		9	
15	Total Unit Months	996	996	975
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			81

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$350,642	\$350,642

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$47.11	\$47.11
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$46,922	\$46,922

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$8,099	\$8,099
10	Cost of independent audit	\$51	\$51
11	Funding for resident participation activities	\$2,025	\$2,025
12	Asset management fee	\$3,984	\$3,984
13	Information technology fee	\$1,992	\$1,992
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,151	\$16,151
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$413,715	\$413,715

Part B. Formula Income

01	PUM formula income	\$113.42	\$113.42
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$113.42	\$113.42
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$112,966	\$112,966

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$300,749	\$300,749
02	Cost of independent audit (Same as Part A, Line 10)	\$51	\$51
03	Formula amount (greater of Part D, Lines 01 or 02)	\$300,749	\$300,749

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$300,749
02	Adjustment due to availability of funds		\$9,022
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$309,771

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202810D

Dear Executive Director:

This letter obligates \$117,109 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,199	1,199	1,199
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,200	1,200	1,199
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.26	\$25.26
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$30,312	\$30,312

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,796	\$1,796
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,558	\$11,556
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$464,330	\$464,328

Part B. Formula Income

01	PUM formula income	\$38.40	\$38.40
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$38.40	\$38.40
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$46,080	\$46,080

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$418,250	\$418,248
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$418,250	\$418,248

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$418,248
02	Adjustment due to availability of funds		\$12,547
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$430,795

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500202910D

Dear Executive Director:

This letter obligates \$101,504 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 2 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
88		0		0		88

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	981	981	981
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	72	72	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	1,056	1,056	981
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			82

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$371,765	\$371,765

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$19.65	\$19.65
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$20,750	\$20,750

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,405	\$1,405
10	Cost of independent audit	\$54	\$53
11	Funding for resident participation activities	\$2,050	\$2,050
12	Asset management fee	\$4,224	\$4,224
13	Information technology fee	\$2,112	\$2,112
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,845	\$9,844
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$402,360	\$402,359

Part B. Formula Income

01	PUM formula income	\$37.73	\$37.73
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$37.73	\$37.73
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$39,843	\$39,843

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$362,517	\$362,516
02	Cost of independent audit (Same as Part A, Line 10)	\$54	\$53
03	Formula amount (greater of Part D, Lines 01 or 02)	\$362,517	\$362,516

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$362,516
02	Adjustment due to availability of funds		\$10,875
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$373,391

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500203010D

Dear Executive Director:

This letter obligates \$103,149 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 3 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
91		0		0		91

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,087	1,087	1,087
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	1,092	1,092	1,087
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			91

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$384,439	\$384,439

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$8.92	\$8.92
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$9,741	\$9,741

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$774	\$774
10	Cost of independent audit	\$56	\$55
11	Funding for resident participation activities	\$2,275	\$2,275
12	Asset management fee	\$4,368	\$4,368
13	Information technology fee	\$2,184	\$2,184
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,657	\$9,656
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$403,837	\$403,836

Part B. Formula Income

01	PUM formula income	\$32.46	\$32.46
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.46	\$32.46
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$35,446	\$35,446

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$368,391	\$368,390
02	Cost of independent audit (Same as Part A, Line 10)	\$56	\$55
03	Formula amount (greater of Part D, Lines 01 or 02)	\$368,391	\$368,390

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$368,390
02	Adjustment due to availability of funds		\$11,052
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$379,442

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500203110D

Dear Executive Director:

This letter obligates \$180,292 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 3 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
148		0		0		148

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,757	1,757	1,757
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	19		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		19	
15	Total Unit Months	1,776	1,776	1,757
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			146

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$625,241	\$625,241

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.10	\$34.10
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$60,562	\$60,562

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$92	\$89
11	Funding for resident participation activities	\$3,650	\$3,650
12	Asset management fee	\$7,104	\$7,104
13	Information technology fee	\$3,552	\$3,552
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,398	\$14,395
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$700,201	\$700,198

Part B. Formula Income

01	PUM formula income	\$31.70	\$31.70
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.70	\$31.70
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$56,299	\$56,299

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$643,902	\$643,899
02	Cost of independent audit (Same as Part A, Line 10)	\$92	\$89
03	Formula amount (greater of Part D, Lines 01 or 02)	\$643,902	\$643,899

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$643,899
02	Adjustment due to availability of funds		\$19,317
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$663,216

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500203210D

Dear Executive Director:

This letter obligates \$17,861 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 3 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
14		0		0		14

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	168	168	168
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	168	168	168
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			14

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$59,144	\$59,144

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$70.24	\$70.24
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$11,800	\$11,800

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$11	\$8
11	Funding for resident participation activities	\$350	\$350
12	Asset management fee	\$672	\$672
13	Information technology fee	\$336	\$336
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$1,369	\$1,366
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$72,313	\$72,310

Part B. Formula Income

01	PUM formula income	\$50.67	\$50.67
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$50.67	\$50.67
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$8,513	\$8,513

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$63,800	\$63,797
02	Cost of independent audit (Same as Part A, Line 10)	\$11	\$8
03	Formula amount (greater of Part D, Lines 01 or 02)	\$63,800	\$63,797

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$63,797
02	Adjustment due to availability of funds		\$1,914
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$65,711

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500203410D

Dear Executive Director:

This letter obligates \$183,763 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 2 0 3 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
144		0		0		144

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,703	1,703	1,703
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	25		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		25	
15	Total Unit Months	1,728	1,728	1,703
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			142

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$608,342	\$608,342

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.47	\$33.47
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$57,836	\$57,836

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,745	\$1,745
10	Cost of independent audit	\$89	\$87
11	Funding for resident participation activities	\$3,550	\$3,550
12	Asset management fee	\$6,912	\$6,912
13	Information technology fee	\$3,456	\$3,456
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,752	\$15,750
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$681,930	\$681,928

Part B. Formula Income

01	PUM formula income	\$14.83	\$14.83
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$14.83	\$14.83
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$25,626	\$25,626

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$656,304	\$656,302
02	Cost of independent audit (Same as Part A, Line 10)	\$89	\$87
03	Formula amount (greater of Part D, Lines 01 or 02)	\$656,304	\$656,302

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$656,302
02	Adjustment due to availability of funds		\$19,689
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$675,991

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300110D

Dear Executive Director:

This letter obligates \$551,991 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
480		0		0		480

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	5,426	5,426	5,426
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	322		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		173	
15	Total Unit Months	5,760	5,611	5,426
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			452

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,975,353	\$1,975,353

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.33	\$33.33
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$187,015	\$187,015

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$18,293	\$18,293
10	Cost of independent audit	\$297	\$290
11	Funding for resident participation activities	\$11,300	\$11,300
12	Asset management fee	\$23,040	\$23,040
13	Information technology fee	\$11,520	\$11,520
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$64,450	\$64,443
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,226,818	\$2,226,811

Part B. Formula Income

01	PUM formula income	\$45.52	\$45.52
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$45.52	\$45.52
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$255,413	\$255,413

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,971,405	\$1,971,398
02	Cost of independent audit (Same as Part A, Line 10)	\$297	\$290
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,971,405	\$1,971,398

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,971,398
02	Adjustment due to availability of funds		\$59,142
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,030,540

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300210D

Dear Executive Director:

This letter obligates \$299,140 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
233		0		0		233

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,774	2,774	2,774
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	10		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		10	
15	Total Unit Months	2,796	2,796	2,774
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			231

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$984,332	\$984,332

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$37.28	\$37.28
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$104,235	\$104,235

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,140	\$6,140
10	Cost of independent audit	\$144	\$141
11	Funding for resident participation activities	\$5,775	\$5,775
12	Asset management fee	\$11,184	\$11,184
13	Information technology fee	\$5,592	\$5,592
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$28,835	\$28,832
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,117,402	\$1,117,399

Part B. Formula Income

01	PUM formula income	\$17.54	\$17.54
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$17.54	\$17.54
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$49,042	\$49,042

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,068,360	\$1,068,357
02	Cost of independent audit (Same as Part A, Line 10)	\$144	\$141
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,068,360	\$1,068,357

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,068,357
02	Adjustment due to availability of funds		\$32,051
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,100,408

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300310D

Dear Executive Director:

This letter obligates \$226,879 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,377	2,377	2,377
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	2,400	2,400	2,377
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			198

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.77	\$18.77
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$45,048	\$45,048

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,283	\$6,283
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,950	\$4,950
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$25,757	\$25,754
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$915,725	\$915,722

Part B. Formula Income

01	PUM formula income	\$43.93	\$43.93
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$43.93	\$43.93
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$105,432	\$105,432

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$810,293	\$810,290
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$810,293	\$810,290

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$810,290
02	Adjustment due to availability of funds		\$24,309
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$834,599

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300410D

Dear Executive Director:

This letter obligates \$134,477 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 4	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
104		0		0		104

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,224	1,224	1,224
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	0		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	12		

Calculations Based on Unit Months:

14	Limited vacancies		0	
15	Total Unit Months	1,248	1,236	1,224
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			102

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$435,134	\$435,134

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.93	\$36.93
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$45,645	\$45,645

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$64	\$63
11	Funding for resident participation activities	\$2,550	\$2,550
12	Asset management fee	\$4,992	\$4,992
13	Information technology fee	\$2,496	\$2,496
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,102	\$10,101
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$490,881	\$490,880

Part B. Formula Income

01	PUM formula income	\$8.58	\$8.58
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$8.58	\$8.58
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$10,605	\$10,605

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$480,276	\$480,275
02	Cost of independent audit (Same as Part A, Line 10)	\$64	\$63
03	Formula amount (greater of Part D, Lines 01 or 02)	\$480,276	\$480,275

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$480,275
02	Adjustment due to availability of funds		\$14,408
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$494,683

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300510D

Dear Executive Director:

This letter obligates \$147,116 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 5	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
122		0		0		122

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,400	1,400	1,400
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	16		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	24		

Calculations Based on Unit Months:

14	Limited vacancies		16	
15	Total Unit Months	1,464	1,440	1,400
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			117

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$506,952	\$506,952

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.43	\$20.43
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$29,419	\$29,419

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$75	\$74
11	Funding for resident participation activities	\$2,925	\$2,925
12	Asset management fee	\$5,856	\$5,856
13	Information technology fee	\$2,928	\$2,928
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,784	\$11,783
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$548,155	\$548,154

Part B. Formula Income

01	PUM formula income	\$15.79	\$15.79
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$15.79	\$15.79
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$22,738	\$22,738

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$525,417	\$525,416
02	Cost of independent audit (Same as Part A, Line 10)	\$75	\$74
03	Formula amount (greater of Part D, Lines 01 or 02)	\$525,417	\$525,416

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$525,416
02	Adjustment due to availability of funds		\$15,762
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$541,178

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300610D

Dear Executive Director:

This letter obligates \$347,698 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,336	3,336	3,336
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	218	218	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	46		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		46	
15	Total Unit Months	3,600	3,600	3,336
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			278

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.81	\$26.81
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$96,516	\$96,516

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,078	\$6,078
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$6,950	\$6,950
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$34,813	\$34,809
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,398,709	\$1,398,705

Part B. Formula Income

01	PUM formula income	\$43.59	\$43.59
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$43.59	\$43.59
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$156,924	\$156,924

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,241,785	\$1,241,781
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,241,785	\$1,241,781

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,241,781
02	Adjustment due to availability of funds		\$37,253
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,279,034

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300710D

Dear Executive Director:

This letter obligates \$200,248 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
164		0		0		164

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,952	1,952	1,952
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	16		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		16	
15	Total Unit Months	1,968	1,968	1,952
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			163

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$692,834	\$692,834

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$19.20	\$19.20
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$37,786	\$37,786

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$101	\$99
11	Funding for resident participation activities	\$4,075	\$4,075
12	Asset management fee	\$7,872	\$7,872
13	Information technology fee	\$3,936	\$3,936
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,984	\$15,982
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$746,604	\$746,602

Part B. Formula Income

01	PUM formula income	\$15.97	\$15.97
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$15.97	\$15.97
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$31,429	\$31,429

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$715,175	\$715,173
02	Cost of independent audit (Same as Part A, Line 10)	\$101	\$99
03	Formula amount (greater of Part D, Lines 01 or 02)	\$715,175	\$715,173

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$715,173
02	Adjustment due to availability of funds		\$21,455
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$736,628

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500300810D

Dear Executive Director:

This letter obligates \$110,387 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
96		0		0		96

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,125	1,125	1,125
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	15		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		15	
15	Total Unit Months	1,152	1,152	1,125
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			94

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$405,562	\$405,562

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$23.35	\$23.35
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$26,899	\$26,899

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$580	\$580
10	Cost of independent audit	\$59	\$58
11	Funding for resident participation activities	\$2,350	\$2,350
12	Asset management fee	\$4,608	\$4,608
13	Information technology fee	\$2,304	\$2,304
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,901	\$9,900
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$442,362	\$442,361

Part B. Formula Income

01	PUM formula income	\$41.77	\$41.77
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$41.77	\$41.77
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$48,119	\$48,119

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$394,243	\$394,242
02	Cost of independent audit (Same as Part A, Line 10)	\$59	\$58
03	Formula amount (greater of Part D, Lines 01 or 02)	\$394,243	\$394,242

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$394,242
02	Adjustment due to availability of funds		\$11,827
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$406,069

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301010D

Dear Executive Director:

This letter obligates \$353,995 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
288		0		0		288

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,417	3,417	3,417
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	39		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		39	
15	Total Unit Months	3,456	3,456	3,417
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			285

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,216,685	\$1,216,685

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.07	\$18.07
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$62,450	\$62,450

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,547	\$3,547
10	Cost of independent audit	\$178	\$174
11	Funding for resident participation activities	\$7,125	\$7,125
12	Asset management fee	\$13,824	\$13,824
13	Information technology fee	\$6,912	\$6,912
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$31,586	\$31,582
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,310,721	\$1,310,717

Part B. Formula Income

01	PUM formula income	\$13.44	\$13.44
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$13.44	\$13.44
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$46,449	\$46,449

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,264,272	\$1,264,268
02	Cost of independent audit (Same as Part A, Line 10)	\$178	\$174
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,264,272	\$1,264,268

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,264,268
02	Adjustment due to availability of funds		\$37,928
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,302,196

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301110D

Dear Executive Director:

This letter obligates \$250,925 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,391	2,391	2,391
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	9		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		9	
15	Total Unit Months	2,400	2,400	2,391
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.13	\$31.13
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$74,712	\$74,712

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,538	\$2,538
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,037	\$22,034
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$941,669	\$941,666

Part B. Formula Income

01	PUM formula income	\$18.96	\$18.96
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$18.96	\$18.96
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$45,504	\$45,504

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$896,165	\$896,162
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$896,165	\$896,162

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$896,162
02	Adjustment due to availability of funds		\$26,885
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$923,047

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301210D

Dear Executive Director:

This letter obligates \$128,923 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,177	1,177	1,177
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	1,200	1,200	1,177
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			98

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$42.60	\$42.60
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$51,120	\$51,120

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,450	\$2,450
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,712	\$9,710
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$483,292	\$483,290

Part B. Formula Income

01	PUM formula income	\$19.04	\$19.04
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$19.04	\$19.04
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$22,848	\$22,848

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$460,444	\$460,442
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$460,444	\$460,442

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$460,442
02	Adjustment due to availability of funds		\$13,813
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$474,255

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301310D

Dear Executive Director:

This letter obligates \$113,973 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,200	1,200	1,200
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	0		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		0	
15	Total Unit Months	1,200	1,200	1,200
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$19.14	\$19.14
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$22,968	\$22,968

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,715	\$2,715
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$12,477	\$12,475
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$457,905	\$457,903

Part B. Formula Income

01	PUM formula income	\$42.38	\$42.38
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$42.38	\$42.38
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$50,856	\$50,856

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$407,049	\$407,047
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$407,049	\$407,047

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$407,047
02	Adjustment due to availability of funds		\$12,211
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$419,258

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301410D

Dear Executive Director:

This letter obligates \$118,717 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,192	1,192	1,192
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,200	1,200	1,192
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.48	\$26.48
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$31,776	\$31,776

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,110	\$6,110
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,847	\$15,845
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$470,083	\$470,081

Part B. Formula Income

01	PUM formula income	\$38.41	\$38.41
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$38.41	\$38.41
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$46,092	\$46,092

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$423,991	\$423,989
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$423,991	\$423,989

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$423,989
02	Adjustment due to availability of funds		\$12,720
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$436,709

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301510D

Dear Executive Director:

This letter obligates \$5,703 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
4		0		0		4

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	48	48	48
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	48	48	48
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			4

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$16,898	\$16,898

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$100.83	\$100.83
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$4,840	\$4,840

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$4	\$2
11	Funding for resident participation activities	\$100	\$100
12	Asset management fee	\$192	\$192
13	Information technology fee	\$96	\$96
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$392	\$390
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$22,130	\$22,128

Part B. Formula Income

01	PUM formula income	\$36.53	\$36.53
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$36.53	\$36.53
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$1,753	\$1,753

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$20,377	\$20,375
02	Cost of independent audit (Same as Part A, Line 10)	\$4	\$2
03	Formula amount (greater of Part D, Lines 01 or 02)	\$20,377	\$20,375

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$20,375
02	Adjustment due to availability of funds		\$611
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$20,986

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301610D

Dear Executive Director:

This letter obligates \$9,428 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
14		0		0		14

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	168	168	168
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	168	168	168
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			14

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$59,144	\$59,144

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$100.90	\$100.90
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,951	\$16,951

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,598	\$2,598
10	Cost of independent audit	\$9	\$8
11	Funding for resident participation activities	\$350	\$350
12	Asset management fee	\$672	\$672
13	Information technology fee	\$336	\$336
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$3,965	\$3,964
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$80,060	\$80,059

Part B. Formula Income

01	PUM formula income	\$276.10	\$276.10
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$276.10	\$276.10
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$46,385	\$46,385

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$33,675	\$33,674
02	Cost of independent audit (Same as Part A, Line 10)	\$9	\$8
03	Formula amount (greater of Part D, Lines 01 or 02)	\$33,675	\$33,674

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$33,674
02	Adjustment due to availability of funds		\$1,010
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$34,684

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301710D

Dear Executive Director:

This letter obligates \$212,370 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
160		0		0		160

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,916	1,916	1,916
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,920	1,920	1,916
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			160

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$675,936	\$675,936

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$63.38	\$63.38
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$121,690	\$121,690

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$12,113	\$12,113
10	Cost of independent audit	\$99	\$97
11	Funding for resident participation activities	\$4,000	\$4,000
12	Asset management fee	\$7,680	\$7,680
13	Information technology fee	\$3,840	\$3,840
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,732	\$27,730
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$825,358	\$825,356

Part B. Formula Income

01	PUM formula income	\$34.84	\$34.84
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$34.84	\$34.84
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$66,893	\$66,893

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$758,465	\$758,463
02	Cost of independent audit (Same as Part A, Line 10)	\$99	\$97
03	Formula amount (greater of Part D, Lines 01 or 02)	\$758,465	\$758,463

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$758,463
02	Adjustment due to availability of funds		\$22,754
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$781,217

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301810D

Dear Executive Director:

This letter obligates \$553,114 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
400		0		0		400

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	4,783	4,783	4,783
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	17		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		17	
15	Total Unit Months	4,800	4,800	4,783
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			399

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,689,840	\$1,689,840

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$91.82	\$91.82
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$440,736	\$440,736

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$14,280	\$14,280
10	Cost of independent audit	\$247	\$242
11	Funding for resident participation activities	\$9,975	\$9,975
12	Asset management fee	\$19,200	\$19,200
13	Information technology fee	\$9,600	\$9,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$53,302	\$53,297
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,183,878	\$2,183,873

Part B. Formula Income

01	PUM formula income	\$43.43	\$43.43
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$43.43	\$43.43
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$208,464	\$208,464

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,975,414	\$1,975,409
02	Cost of independent audit (Same as Part A, Line 10)	\$247	\$242
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,975,414	\$1,975,409

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,975,409
02	Adjustment due to availability of funds		\$59,262
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,034,671

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500301910D

Dear Executive Director:

This letter obligates \$276,857 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 1 9	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,396	2,396	2,396
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	2,400	2,400	2,396
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			200

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$70.14	\$70.14
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$168,336	\$168,336

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,350	\$6,350
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$5,000	\$5,000
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$25,874	\$25,871
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,039,130	\$1,039,127

Part B. Formula Income

01	PUM formula income	\$20.98	\$20.98
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$20.98	\$20.98
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$50,352	\$50,352

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$988,778	\$988,775
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$988,778	\$988,775

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$988,775
02	Adjustment due to availability of funds		\$29,663
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,018,438

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302010D

Dear Executive Director:

This letter obligates \$245,657 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,328	2,328	2,328
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	72		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		72	
15	Total Unit Months	2,400	2,400	2,328
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			194

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.23	\$24.23
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$58,152	\$58,152

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$8,404	\$8,400
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,850	\$4,850
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,778	\$27,771
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$930,850	\$930,843

Part B. Formula Income

01	PUM formula income	\$22.29	\$22.29
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$22.29	\$22.29
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$53,496	\$53,496

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$877,354	\$877,347
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$877,354	\$877,347

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$877,347
02	Adjustment due to availability of funds		\$26,320
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$903,667

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302110D

Dear Executive Director:

This letter obligates \$473,057 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
400		0		0		400

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	4,756	4,756	4,756
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	44		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		44	
15	Total Unit Months	4,800	4,800	4,756
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			396

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,689,840	\$1,689,840

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.37	\$16.37
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$78,576	\$78,576

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$16,145	\$16,145
10	Cost of independent audit	\$247	\$242
11	Funding for resident participation activities	\$9,900	\$9,900
12	Asset management fee	\$19,200	\$19,200
13	Information technology fee	\$9,600	\$9,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$55,092	\$55,087
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,823,508	\$1,823,503

Part B. Formula Income

01	PUM formula income	\$27.92	\$27.92
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$27.92	\$27.92
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$134,016	\$134,016

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,689,492	\$1,689,487
02	Cost of independent audit (Same as Part A, Line 10)	\$247	\$242
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,689,492	\$1,689,487

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,689,487
02	Adjustment due to availability of funds		\$50,685
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,740,172

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302210D

Dear Executive Director:

This letter obligates \$243,095 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
180		0		0		180

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,152	2,152	2,152
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	2,160	2,160	2,152
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			179

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$760,428	\$760,428

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$58.11	\$58.11
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$125,518	\$125,518

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,400	\$2,400
10	Cost of independent audit	\$111	\$109
11	Funding for resident participation activities	\$4,475	\$4,475
12	Asset management fee	\$8,640	\$8,640
13	Information technology fee	\$4,320	\$4,320
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,946	\$19,944
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$905,892	\$905,890

Part B. Formula Income

01	PUM formula income	\$17.45	\$17.45
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$17.45	\$17.45
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$37,692	\$37,692

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$868,200	\$868,198
02	Cost of independent audit (Same as Part A, Line 10)	\$111	\$109
03	Formula amount (greater of Part D, Lines 01 or 02)	\$868,200	\$868,198

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$868,198
02	Adjustment due to availability of funds		\$26,046
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$894,244

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302310D

Dear Executive Director:

This letter obligates \$132,736 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
120		0		0		120

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,425	1,425	1,425
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	1,440	1,440	1,425
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			119

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$506,952	\$506,952

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.64	\$9.64
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,882	\$13,882

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$7,561	\$7,561
10	Cost of independent audit	\$74	\$72
11	Funding for resident participation activities	\$2,975	\$2,975
12	Asset management fee	\$5,760	\$5,760
13	Information technology fee	\$2,880	\$2,880
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,250	\$19,248
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$540,084	\$540,082

Part B. Formula Income

01	PUM formula income	\$45.85	\$45.85
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$45.85	\$45.85
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$66,024	\$66,024

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$474,060	\$474,058
02	Cost of independent audit (Same as Part A, Line 10)	\$74	\$72
03	Formula amount (greater of Part D, Lines 01 or 02)	\$474,060	\$474,058

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$474,058
02	Adjustment due to availability of funds		\$14,222
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$488,280

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302410D

Dear Executive Director:

This letter obligates \$216,059 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,215	2,215	2,215
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	185		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		72	
15	Total Unit Months	2,400	2,287	2,215
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			185

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$805,138	\$805,138

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.70	\$36.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$83,933	\$83,933

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$18,620	\$18,620
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,625	\$4,625
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$37,769	\$37,766
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$926,840	\$926,837

Part B. Formula Income

01	PUM formula income	\$67.86	\$67.86
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$67.86	\$67.86
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$155,196	\$155,196

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$771,644	\$771,641
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$771,644	\$771,641

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$771,641
02	Adjustment due to availability of funds		\$23,149
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$794,790

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302510D

Dear Executive Director:

This letter obligates \$237,110 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
204		0		0		204

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,385	2,385	2,385
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	39		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		39	
15	Total Unit Months	2,448	2,448	2,385
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$861,818	\$861,818

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$30.67	\$30.67
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$75,080	\$75,080

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$12,485	\$12,485
10	Cost of independent audit	\$126	\$126
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,792	\$9,792
13	Information technology fee	\$4,896	\$4,896
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$32,274	\$32,274
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$969,172	\$969,172

Part B. Formula Income

01	PUM formula income	\$49.98	\$49.98
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$49.98	\$49.98
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$122,351	\$122,351

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$846,821	\$846,821
02	Cost of independent audit (Same as Part A, Line 10)	\$126	\$126
03	Formula amount (greater of Part D, Lines 01 or 02)	\$846,821	\$846,821

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$846,821
02	Adjustment due to availability of funds		\$25,405
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$872,226

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302610D

Dear Executive Director:

This letter obligates \$174,406 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
376		0		0		376

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,500	1,500	1,500
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	0	0	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3,012		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		135	
15	Total Unit Months	4,512	1,635	1,500
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			125

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,588,450	\$575,602

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.76	\$46.24
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$75,621	\$75,602

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$232	\$227
11	Funding for resident participation activities	\$3,125	\$3,125
12	Asset management fee	\$18,048	\$18,048
13	Information technology fee	\$9,024	\$9,024
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$30,429	\$30,424
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,694,500	\$681,628

Part B. Formula Income

01	PUM formula income	\$35.93	\$35.93
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$35.93	\$35.93
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$162,116	\$58,746

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,532,384	\$622,882
02	Cost of independent audit (Same as Part A, Line 10)	\$232	\$227
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,532,384	\$622,882

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$622,882
02	Adjustment due to availability of funds		\$18,686
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$641,568

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302710D

Dear Executive Director:

This letter obligates \$159,305 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
136		0		0		136

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,598	1,598	1,598
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	22		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		22	
15	Total Unit Months	1,632	1,632	1,598
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			133

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$574,546	\$574,546

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.20	\$18.20
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$29,702	\$29,702

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,522	\$1,522
10	Cost of independent audit	\$84	\$82
11	Funding for resident participation activities	\$3,325	\$3,325
12	Asset management fee	\$6,528	\$6,528
13	Information technology fee	\$3,264	\$3,264
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,723	\$14,721
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$618,971	\$618,969

Part B. Formula Income

01	PUM formula income	\$30.65	\$30.65
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$30.65	\$30.65
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$50,021	\$50,021

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$568,950	\$568,948
02	Cost of independent audit (Same as Part A, Line 10)	\$84	\$82
03	Formula amount (greater of Part D, Lines 01 or 02)	\$568,950	\$568,948

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$568,948
02	Adjustment due to availability of funds		\$17,068
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$586,016

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500302810D

Dear Executive Director:

This letter obligates \$87,703 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 3 0 2 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
92		0		0		92

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,094	1,094	1,094
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	10		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		10	
15	Total Unit Months	1,104	1,104	1,094
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			91

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$388,663	\$388,663

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.77	\$17.77
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$19,618	\$19,618

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$8,929	\$8,929
10	Cost of independent audit	\$57	\$56
11	Funding for resident participation activities	\$2,275	\$2,275
12	Asset management fee	\$4,416	\$4,416
13	Information technology fee	\$2,208	\$2,208
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,885	\$17,884
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$426,166	\$426,165

Part B. Formula Income

01	PUM formula income	\$102.30	\$102.30
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$102.30	\$102.30
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$112,939	\$112,939

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$313,227	\$313,226
02	Cost of independent audit (Same as Part A, Line 10)	\$57	\$56
03	Formula amount (greater of Part D, Lines 01 or 02)	\$313,227	\$313,226

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$313,226
02	Adjustment due to availability of funds		\$9,397
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$322,623

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400110D

Dear Executive Director:

This letter obligates \$80,132 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
74		0		0		74

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	707	707	707
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	181	181	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	888	888	707
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			59

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$312,620	\$312,620

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.11	\$18.11
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,082	\$16,082

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,127	\$2,127
10	Cost of independent audit	\$46	\$45
11	Funding for resident participation activities	\$1,475	\$1,475
12	Asset management fee	\$3,552	\$3,552
13	Information technology fee	\$1,776	\$1,776
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,976	\$8,975
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$337,678	\$337,677

Part B. Formula Income

01	PUM formula income	\$57.98	\$57.98
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$57.98	\$57.98
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$51,486	\$51,486

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$286,192	\$286,191
02	Cost of independent audit (Same as Part A, Line 10)	\$46	\$45
03	Formula amount (greater of Part D, Lines 01 or 02)	\$286,192	\$286,191

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$286,191
02	Adjustment due to availability of funds		\$8,586
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$294,777

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400210D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
104		0		0		104

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1,248		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		37	
15	Total Unit Months	1,248	37	0
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$13,026	\$13,026

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$0.00	\$0.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$0	\$0

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$64	\$63
11	Funding for resident participation activities	\$0	\$0
12	Asset management fee	\$4,992	\$4,992
13	Information technology fee	\$2,496	\$2,496
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,552	\$7,551
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$20,578	\$20,577

Part B. Formula Income

01	PUM formula income	\$0.00	\$0.00
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$0.00	\$0.00
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$20,578	\$20,577
02	Cost of independent audit (Same as Part A, Line 10)	\$64	\$63
03	Formula amount (greater of Part D, Lines 01 or 02)	\$20,578	\$20,577

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$20,577
02	Adjustment due to availability of funds		\$617
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$21,194

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400310D

Dear Executive Director:

This letter obligates \$284,398 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
256		0		0		256

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,059	3,059	3,059
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	3,072	3,072	3,059
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			255

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,081,498	\$1,081,498

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.07	\$13.07
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$40,151	\$40,151

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,340	\$5,340
10	Cost of independent audit	\$158	\$155
11	Funding for resident participation activities	\$6,375	\$6,375
12	Asset management fee	\$12,288	\$12,288
13	Information technology fee	\$6,144	\$6,144
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$30,305	\$30,302
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,151,954	\$1,151,951

Part B. Formula Income

01	PUM formula income	\$44.35	\$44.35
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$44.35	\$44.35
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$136,243	\$136,243

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,015,711	\$1,015,708
02	Cost of independent audit (Same as Part A, Line 10)	\$158	\$155
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,015,711	\$1,015,708

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,015,708
02	Adjustment due to availability of funds		\$30,471
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,046,179

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400410D

Dear Executive Director:

This letter obligates \$291,935 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
492		0		0		492

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	0		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	5,904		
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		0	
15	Total Unit Months	5,904	0	0
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$0.00	\$0.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$0	\$0

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$10,955	\$10,955
10	Cost of independent audit	\$304	\$297
11	Funding for resident participation activities	\$0	\$0
12	Asset management fee	\$23,616	\$23,616
13	Information technology fee	\$11,808	\$11,808
14	Asset repositioning fee	\$997,223	\$995,949
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$1,043,906	\$1,042,625
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,043,906	\$1,042,625

Part B. Formula Income

01	PUM formula income	\$39.67	\$39.67
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$39.67	\$39.67
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,043,906	\$1,042,625
02	Cost of independent audit (Same as Part A, Line 10)	\$304	\$297
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,043,906	\$1,042,625

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,042,625
02	Adjustment due to availability of funds		\$31,279
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,073,904

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400510D

Dear Executive Director:

This letter obligates \$225,436 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,400	2,400	2,400
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	2,400	2,400	2,400
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			200

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$35.30	\$35.30
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$84,720	\$84,720

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,448	\$6,448
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$5,000	\$5,000
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$25,972	\$25,969
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$955,612	\$955,609

Part B. Formula Income

01	PUM formula income	\$62.70	\$62.70
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$62.70	\$62.70
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$150,480	\$150,480

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$805,132	\$805,129
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$805,132	\$805,129

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$805,129
02	Adjustment due to availability of funds		\$24,154
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$829,283

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400610D

Dear Executive Director:

This letter obligates \$206,052 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
178		0		0		178

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,120	2,120	2,120
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	2,136	2,136	2,120
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			177

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$751,979	\$751,979

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$15.73	\$15.73
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$33,599	\$33,599

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$558	\$558
10	Cost of independent audit	\$110	\$108
11	Funding for resident participation activities	\$4,425	\$4,425
12	Asset management fee	\$8,544	\$8,544
13	Information technology fee	\$4,272	\$4,272
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,909	\$17,907
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$803,487	\$803,485

Part B. Formula Income

01	PUM formula income	\$31.64	\$31.64
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.64	\$31.64
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$67,583	\$67,583

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$735,904	\$735,902
02	Cost of independent audit (Same as Part A, Line 10)	\$110	\$108
03	Formula amount (greater of Part D, Lines 01 or 02)	\$735,904	\$735,902

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$735,902
02	Adjustment due to availability of funds		\$22,077
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$757,979

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400710D

Dear Executive Director:

This letter obligates \$137,860 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
122		0		0		122

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,460	1,460	1,460
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,464	1,464	1,460
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			122

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$515,401	\$515,401

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.83	\$9.83
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$14,391	\$14,391

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$844	\$844
10	Cost of independent audit	\$75	\$74
11	Funding for resident participation activities	\$3,050	\$3,050
12	Asset management fee	\$5,856	\$5,856
13	Information technology fee	\$2,928	\$2,928
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$12,753	\$12,752
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$542,545	\$542,544

Part B. Formula Income

01	PUM formula income	\$34.28	\$34.28
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$34.28	\$34.28
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$50,186	\$50,186

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$492,359	\$492,358
02	Cost of independent audit (Same as Part A, Line 10)	\$75	\$74
03	Formula amount (greater of Part D, Lines 01 or 02)	\$492,359	\$492,358

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$492,358
02	Adjustment due to availability of funds		\$14,771
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$507,129

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400810D

Dear Executive Director:

This letter obligates \$11,470 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
20		0		0		20

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	228	228	228
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	0		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		0	
15	Total Unit Months	240	240	228
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			19

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$82,732	\$84,492

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$3.86	\$3.78
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$907	\$907

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,864	\$2,864
10	Cost of independent audit	\$12	\$12
11	Funding for resident participation activities	\$475	\$475
12	Asset management fee	\$960	\$960
13	Information technology fee	\$480	\$480
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$4,791	\$4,791
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$88,430	\$90,190

Part B. Formula Income

01	PUM formula income	\$205.10	\$205.10
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$205.10	\$205.10
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$48,199	\$49,224

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$40,231	\$40,966
02	Cost of independent audit (Same as Part A, Line 10)	\$12	\$12
03	Formula amount (greater of Part D, Lines 01 or 02)	\$40,231	\$40,966

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$40,966
02	Adjustment due to availability of funds		\$1,229
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$42,195

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500400910D

Dear Executive Director:

This letter obligates \$284,267 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
254		0		0		254

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,577	1,577	1,577
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,471	1,471	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	3,048	3,048	1,577
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			131

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,073,048	\$1,073,048

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.59	\$17.59
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$53,614	\$53,614

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$157	\$153
11	Funding for resident participation activities	\$3,275	\$3,275
12	Asset management fee	\$12,192	\$12,192
13	Information technology fee	\$6,096	\$6,096
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,720	\$21,716
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,148,382	\$1,148,378

Part B. Formula Income

01	PUM formula income	\$43.68	\$43.68
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$43.68	\$43.68
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$133,137	\$133,137

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,015,245	\$1,015,241
02	Cost of independent audit (Same as Part A, Line 10)	\$157	\$153
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,015,245	\$1,015,241

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,015,241
02	Adjustment due to availability of funds		\$30,457
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,045,698

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401010D

Dear Executive Director:

This letter obligates \$107,127 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,188	1,188	1,188
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,200	1,200	1,188
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$4.79	\$4.79
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$5,748	\$5,748

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,607	\$1,607
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,344	\$11,342
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$439,552	\$439,550

Part B. Formula Income

01	PUM formula income	\$47.46	\$47.46
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$47.46	\$47.46
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$56,952	\$56,952

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$382,600	\$382,598
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$382,600	\$382,598

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$382,598
02	Adjustment due to availability of funds		\$11,478
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$394,076

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401110D

Dear Executive Director:

This letter obligates \$121,744 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,188	1,188	1,188
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,200	1,200	1,188
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$32.67	\$32.67
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$39,204	\$39,204

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,454	\$1,454
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,191	\$11,189
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$472,855	\$472,853

Part B. Formula Income

01	PUM formula income	\$31.71	\$31.71
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.71	\$31.71
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$38,052	\$38,052

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$434,803	\$434,801
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$434,803	\$434,801

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$434,801
02	Adjustment due to availability of funds		\$13,044
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$447,845

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401210D

Dear Executive Director:

This letter obligates \$95,272 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
86		0		0		86

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,020	1,020	1,020
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,032	1,032	1,020
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			85

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$363,316	\$363,316

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.55	\$14.55
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$15,016	\$15,016

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,093	\$2,093
10	Cost of independent audit	\$53	\$52
11	Funding for resident participation activities	\$2,125	\$2,125
12	Asset management fee	\$4,128	\$4,128
13	Information technology fee	\$2,064	\$2,064
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,463	\$10,462
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$388,795	\$388,794

Part B. Formula Income

01	PUM formula income	\$47.03	\$47.03
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$47.03	\$47.03
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$48,535	\$48,535

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$340,260	\$340,259
02	Cost of independent audit (Same as Part A, Line 10)	\$53	\$52
03	Formula amount (greater of Part D, Lines 01 or 02)	\$340,260	\$340,259

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$340,259
02	Adjustment due to availability of funds		\$10,208
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$350,467

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401310D

Dear Executive Director:

This letter obligates \$66,031 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 3	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
71		0		0		71

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	852	852	852
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	852	852	852
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			71

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$299,947	\$299,947

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$27.94	\$27.94
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$23,805	\$23,805

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,817	\$5,817
10	Cost of independent audit	\$44	\$43
11	Funding for resident participation activities	\$1,775	\$1,775
12	Asset management fee	\$3,408	\$3,408
13	Information technology fee	\$1,704	\$1,704
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$12,748	\$12,747
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$336,500	\$336,499

Part B. Formula Income

01	PUM formula income	\$118.16	\$118.16
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$118.16	\$118.16
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$100,672	\$100,672

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$235,828	\$235,827
02	Cost of independent audit (Same as Part A, Line 10)	\$44	\$43
03	Formula amount (greater of Part D, Lines 01 or 02)	\$235,828	\$235,827

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$235,827
02	Adjustment due to availability of funds		\$7,075
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$242,902

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401410D

Dear Executive Director:

This letter obligates \$115,865 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,198	1,198	1,198
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	1,200	1,200	1,198
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.45	\$22.45
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$26,940	\$26,940

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,424	\$2,424
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$12,186	\$12,184
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$461,586	\$461,584

Part B. Formula Income

01	PUM formula income	\$39.81	\$39.81
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$39.81	\$39.81
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$47,772	\$47,772

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$413,814	\$413,812
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$413,814	\$413,812

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$413,812
02	Adjustment due to availability of funds		\$12,414
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$426,226

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401510D

Dear Executive Director:

This letter obligates \$294,585 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
260		0		0		260

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,624	1,624	1,624
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,496	1,496	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	3,120	3,120	1,624
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			135

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,098,396	\$1,098,396

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$7.82	\$7.82
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$24,398	\$24,398

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$161	\$157
11	Funding for resident participation activities	\$3,375	\$3,375
12	Asset management fee	\$12,480	\$12,480
13	Information technology fee	\$6,240	\$6,240
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,256	\$22,252
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,145,050	\$1,145,046

Part B. Formula Income

01	PUM formula income	\$29.79	\$29.79
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$29.79	\$29.79
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$92,945	\$92,945

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,052,105	\$1,052,101
02	Cost of independent audit (Same as Part A, Line 10)	\$161	\$157
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,052,105	\$1,052,101

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,052,101
02	Adjustment due to availability of funds		\$31,563
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,083,664

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401610D

Dear Executive Director:

This letter obligates \$174,047 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
148		0		0		148

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,768	1,768	1,768
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,776	1,776	1,768
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			147

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$625,241	\$625,241

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.89	\$18.89
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$33,549	\$33,549

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,719	\$1,719
10	Cost of independent audit	\$92	\$89
11	Funding for resident participation activities	\$3,675	\$3,675
12	Asset management fee	\$7,104	\$7,104
13	Information technology fee	\$3,552	\$3,552
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,142	\$16,139
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$674,932	\$674,929

Part B. Formula Income

01	PUM formula income	\$30.03	\$30.03
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$30.03	\$30.03
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$53,333	\$53,333

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$621,599	\$621,596
02	Cost of independent audit (Same as Part A, Line 10)	\$92	\$89
03	Formula amount (greater of Part D, Lines 01 or 02)	\$621,599	\$621,596

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$621,596
02	Adjustment due to availability of funds		\$18,648
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$640,244

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401710D

Dear Executive Director:

This letter obligates \$125,943 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 7	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
109		0		0		109

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,284	1,284	1,284
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,308	1,308	1,284
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			107

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$460,481	\$460,481

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$10.45	\$10.45
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,669	\$13,669

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,167	\$2,167
10	Cost of independent audit	\$67	\$66
11	Funding for resident participation activities	\$2,675	\$2,675
12	Asset management fee	\$5,232	\$5,232
13	Information technology fee	\$2,616	\$2,616
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$12,757	\$12,756
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$486,907	\$486,906

Part B. Formula Income

01	PUM formula income	\$28.37	\$28.37
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.37	\$28.37
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$37,108	\$37,108

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$449,799	\$449,798
02	Cost of independent audit (Same as Part A, Line 10)	\$67	\$66
03	Formula amount (greater of Part D, Lines 01 or 02)	\$449,799	\$449,798

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$449,798
02	Adjustment due to availability of funds		\$13,494
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$463,292

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401810D

Dear Executive Director:

This letter obligates \$114,765 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,199	1,199	1,199
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,200	1,200	1,199
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.71	\$16.71
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$20,052	\$20,052

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,704	\$1,704
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,466	\$11,464
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$453,978	\$453,976

Part B. Formula Income

01	PUM formula income	\$36.75	\$36.75
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$36.75	\$36.75
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$44,100	\$44,100

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$409,878	\$409,876
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$409,878	\$409,876

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$409,876
02	Adjustment due to availability of funds		\$12,296
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$422,172

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500401910D

Dear Executive Director:

This letter obligates \$118,924 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 1 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
102		0		0		102

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,223	1,223	1,223
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,224	1,224	1,223
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			102

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$430,909	\$430,909

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.72	\$17.72
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,689	\$21,689

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$325	\$325
10	Cost of independent audit	\$63	\$62
11	Funding for resident participation activities	\$2,550	\$2,550
12	Asset management fee	\$4,896	\$4,896
13	Information technology fee	\$2,448	\$2,448
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,282	\$10,281
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$462,880	\$462,879

Part B. Formula Income

01	PUM formula income	\$31.17	\$31.17
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.17	\$31.17
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$38,152	\$38,152

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$424,728	\$424,727
02	Cost of independent audit (Same as Part A, Line 10)	\$63	\$62
03	Formula amount (greater of Part D, Lines 01 or 02)	\$424,728	\$424,727

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$424,727
02	Adjustment due to availability of funds		\$12,742
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$437,469

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500402010D

Dear Executive Director:

This letter obligates \$120,795 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 4 0 2 0	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
Financial Analyst: DOMINGO GARCIA			

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
112		0		0		112

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,285	1,285	1,285
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	52	52	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	7		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		7	
15	Total Unit Months	1,344	1,344	1,285
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			107

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$473,155	\$473,155

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$15.46	\$15.46
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$20,778	\$20,778

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$69	\$68
11	Funding for resident participation activities	\$2,675	\$2,675
12	Asset management fee	\$5,376	\$5,376
13	Information technology fee	\$2,688	\$2,688
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,808	\$10,807
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$504,741	\$504,740

Part B. Formula Income

01	PUM formula income	\$54.56	\$54.56
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$54.56	\$54.56
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$73,329	\$73,329

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$431,412	\$431,411
02	Cost of independent audit (Same as Part A, Line 10)	\$69	\$68
03	Formula amount (greater of Part D, Lines 01 or 02)	\$431,412	\$431,411

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$431,411
02	Adjustment due to availability of funds		\$12,942
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$444,353

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500110D

Dear Executive Director:

This letter obligates \$143,482 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
124		0		0		124

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,370	1,370	1,370
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	116	116	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	1,488	1,488	1,370
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			114

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$523,850	\$523,850

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.80	\$26.80
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$39,878	\$39,878

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,222	\$3,222
10	Cost of independent audit	\$77	\$75
11	Funding for resident participation activities	\$2,850	\$2,850
12	Asset management fee	\$5,952	\$5,952
13	Information technology fee	\$2,976	\$2,976
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,077	\$15,075
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$578,805	\$578,803

Part B. Formula Income

01	PUM formula income	\$44.60	\$44.60
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$44.60	\$44.60
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$66,365	\$66,365

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$512,440	\$512,438
02	Cost of independent audit (Same as Part A, Line 10)	\$77	\$75
03	Formula amount (greater of Part D, Lines 01 or 02)	\$512,440	\$512,438

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$512,438
02	Adjustment due to availability of funds		\$15,373
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$527,811

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500210D

Dear Executive Director:

This letter obligates \$23,008 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
186		0		0		186

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	216	216	216
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	2,016		

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	2,232	216	216
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			18

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$76,043	\$76,043

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.46	\$31.46
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$6,795	\$6,795

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,296	\$6,296
10	Cost of independent audit	\$11	\$112
11	Funding for resident participation activities	\$450	\$450
12	Asset management fee	\$8,928	\$8,928
13	Information technology fee	\$4,464	\$4,464
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$20,149	\$20,250
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$102,987	\$103,088

Part B. Formula Income

01	PUM formula income	\$98.09	\$98.09
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$98.09	\$98.09
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$21,187	\$21,187

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$81,800	\$81,901
02	Cost of independent audit (Same as Part A, Line 10)	\$11	\$112
03	Formula amount (greater of Part D, Lines 01 or 02)	\$81,800	\$81,901

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$81,901
02	Adjustment due to availability of funds		\$2,457
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$84,358

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500310D

Dear Executive Director:

This letter obligates \$599,818 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
500		0		0		500

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	5,967	5,967	5,967
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	33		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		33	
15	Total Unit Months	6,000	6,000	5,967
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			497

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,112,300	\$2,112,300

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$32.07	\$32.07
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$192,420	\$192,420

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,822	\$1,822
10	Cost of independent audit	\$309	\$302
11	Funding for resident participation activities	\$12,425	\$12,425
12	Asset management fee	\$24,000	\$24,000
13	Information technology fee	\$12,000	\$12,000
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$50,556	\$50,549
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,355,276	\$2,355,269

Part B. Formula Income

01	PUM formula income	\$35.51	\$35.51
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$35.51	\$35.51
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$213,060	\$213,060

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,142,216	\$2,142,209
02	Cost of independent audit (Same as Part A, Line 10)	\$309	\$302
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,142,216	\$2,142,209

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,142,209
02	Adjustment due to availability of funds		\$64,266
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,206,475

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500410D

Dear Executive Director:

This letter obligates \$287,335 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
240		0		0		240

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,299	1,299	1,299
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,572	1,572	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	9		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		9	
15	Total Unit Months	2,880	2,880	1,299
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			108

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,013,904	\$1,013,904

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.44	\$16.44
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$47,347	\$47,347

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$148	\$148
11	Funding for resident participation activities	\$2,700	\$2,700
12	Asset management fee	\$11,520	\$11,520
13	Information technology fee	\$5,760	\$5,760
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$20,128	\$20,128
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,081,379	\$1,081,379

Part B. Formula Income

01	PUM formula income	\$19.16	\$19.16
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$19.16	\$19.16
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$55,181	\$55,181

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,026,198	\$1,026,198
02	Cost of independent audit (Same as Part A, Line 10)	\$148	\$148
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,026,198	\$1,026,198

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,026,198
02	Adjustment due to availability of funds		\$30,786
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,056,984

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500510D

Dear Executive Director:

This letter obligates \$200,898 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
240		0		0		240

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,627	1,627	1,627
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	588	588	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	653		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	12		

Calculations Based on Unit Months:

14	Limited vacancies		86	
15	Total Unit Months	2,880	2,301	1,627
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			136

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$810,067	\$810,067

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$19.52	\$19.52
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$44,916	\$44,916

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,040	\$2,040
10	Cost of independent audit	\$148	\$145
11	Funding for resident participation activities	\$3,400	\$3,400
12	Asset management fee	\$11,520	\$11,520
13	Information technology fee	\$5,760	\$5,760
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,868	\$22,865
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$877,851	\$877,848

Part B. Formula Income

01	PUM formula income	\$69.69	\$69.69
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$69.69	\$69.69
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$160,357	\$160,357

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$717,494	\$717,491
02	Cost of independent audit (Same as Part A, Line 10)	\$148	\$145
03	Formula amount (greater of Part D, Lines 01 or 02)	\$717,494	\$717,491

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$717,491
02	Adjustment due to availability of funds		\$21,525
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$739,016

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500610D

Dear Executive Director:

This letter obligates \$89,818 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
124		0		0		124

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,274	1,274	1,274
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	214	214	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,488	1,488	1,274
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			106

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$523,850	\$523,850

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$8.84	\$8.84
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,154	\$13,154

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$11,705	\$11,705
10	Cost of independent audit	\$77	\$75
11	Funding for resident participation activities	\$2,650	\$2,650
12	Asset management fee	\$5,952	\$5,952
13	Information technology fee	\$2,976	\$2,976
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$23,360	\$23,358
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$560,364	\$560,362

Part B. Formula Income

01	PUM formula income	\$161.01	\$161.01
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$161.01	\$161.01
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$239,583	\$239,583

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$320,781	\$320,779
02	Cost of independent audit (Same as Part A, Line 10)	\$77	\$75
03	Formula amount (greater of Part D, Lines 01 or 02)	\$320,781	\$320,779

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$320,779
02	Adjustment due to availability of funds		\$9,623
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$330,402

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500710D

Dear Executive Director:

This letter obligates \$162,943 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
136		0		0		136

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,620	1,620	1,620
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	12		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		12	
15	Total Unit Months	1,632	1,632	1,620
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			135

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$574,546	\$574,546

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.33	\$21.33
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$34,811	\$34,811

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$168	\$168
10	Cost of independent audit	\$84	\$82
11	Funding for resident participation activities	\$3,375	\$3,375
12	Asset management fee	\$6,528	\$6,528
13	Information technology fee	\$3,264	\$3,264
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$13,419	\$13,417
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$622,776	\$622,774

Part B. Formula Income

01	PUM formula income	\$25.02	\$25.02
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$25.02	\$25.02
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$40,833	\$40,833

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$581,943	\$581,941
02	Cost of independent audit (Same as Part A, Line 10)	\$84	\$82
03	Formula amount (greater of Part D, Lines 01 or 02)	\$581,943	\$581,941

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$581,941
02	Adjustment due to availability of funds		\$17,458
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$599,399

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500810D

Dear Executive Director:

This letter obligates \$85,367 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
71		0		0		71

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	851	851	851
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	0	0	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	852	852	851
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			71

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$299,947	\$299,947

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$35.23	\$35.23
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$30,016	\$30,016

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$56	\$56
10	Cost of independent audit	\$45	\$43
11	Funding for resident participation activities	\$1,775	\$1,775
12	Asset management fee	\$3,408	\$3,408
13	Information technology fee	\$1,704	\$1,704
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,988	\$6,986
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$336,951	\$336,949

Part B. Formula Income

01	PUM formula income	\$37.63	\$37.63
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$37.63	\$37.63
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$32,061	\$32,061

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$304,890	\$304,888
02	Cost of independent audit (Same as Part A, Line 10)	\$45	\$43
03	Formula amount (greater of Part D, Lines 01 or 02)	\$304,890	\$304,888

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$304,888
02	Adjustment due to availability of funds		\$9,147
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$314,035

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500500910D

Dear Executive Director:

This letter obligates \$84,937 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
84		0		0		84

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	574	574	574
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	290	290	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	144		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		30	
15	Total Unit Months	1,008	894	574
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			48

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$314,733	\$314,733

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.97	\$26.97
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$24,111	\$24,111

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$52	\$51
11	Funding for resident participation activities	\$1,200	\$1,200
12	Asset management fee	\$4,032	\$4,032
13	Information technology fee	\$2,016	\$2,016
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,300	\$7,299
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$346,144	\$346,143

Part B. Formula Income

01	PUM formula income	\$47.87	\$47.87
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$47.87	\$47.87
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$42,796	\$42,796

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$303,348	\$303,347
02	Cost of independent audit (Same as Part A, Line 10)	\$52	\$51
03	Formula amount (greater of Part D, Lines 01 or 02)	\$303,348	\$303,347

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$303,347
02	Adjustment due to availability of funds		\$9,100
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$312,447

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501010D

Dear Executive Director:

This letter obligates \$116,675 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	705	705	705
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	494	494	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,200	1,200	705
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			59

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.14	\$17.14
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$20,568	\$20,568

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,623	\$3,623
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$1,475	\$1,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$12,360	\$12,358
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$455,388	\$455,386

Part B. Formula Income

01	PUM formula income	\$29.76	\$32.24
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$29.76	\$32.24
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$35,712	\$38,688

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$419,676	\$416,698
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$419,676	\$416,698

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$416,698
02	Adjustment due to availability of funds		\$12,501
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$429,199

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501110D

Dear Executive Director:

This letter obligates \$576,527 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
452		0		0		452

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	5,373	5,373	5,373
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	51		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		51	
15	Total Unit Months	5,424	5,424	5,373
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			448

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,909,519	\$1,909,519

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$42.42	\$42.42
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$230,086	\$230,086

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$644	\$644
10	Cost of independent audit	\$279	\$273
11	Funding for resident participation activities	\$11,200	\$11,200
12	Asset management fee	\$21,696	\$21,696
13	Information technology fee	\$10,848	\$10,848
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$44,667	\$44,661
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,184,272	\$2,184,266

Part B. Formula Income

01	PUM formula income	\$23.09	\$23.09
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$23.09	\$23.09
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$125,240	\$125,240

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,059,032	\$2,059,026
02	Cost of independent audit (Same as Part A, Line 10)	\$279	\$273
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,059,032	\$2,059,026

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,059,026
02	Adjustment due to availability of funds		\$61,771
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,120,797

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501210D

Dear Executive Director:

This letter obligates \$108,694 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,189	1,189	1,189
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	1,200	1,200	1,189
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$27.61	\$27.61
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$33,132	\$33,132

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,767	\$4,767
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,504	\$14,502
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$470,096	\$470,094

Part B. Formula Income

01	PUM formula income	\$68.25	\$68.25
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$68.25	\$68.25
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$81,900	\$81,900

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$388,196	\$388,194
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$388,196	\$388,194

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$388,194
02	Adjustment due to availability of funds		\$11,646
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$399,840

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501310D

Dear Executive Director:

This letter obligates \$113,585 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 3	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
Financial Analyst: DOMINGO GARCIA			

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
126		0		0		126

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,512	1,512	1,512
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,512	1,512	1,512
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			126

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$532,300	\$532,300

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.07	\$21.07
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$31,858	\$31,858

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$13,851	\$13,851
10	Cost of independent audit	\$78	\$76
11	Funding for resident participation activities	\$3,150	\$3,150
12	Asset management fee	\$6,048	\$6,048
13	Information technology fee	\$3,024	\$3,024
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$26,151	\$26,149
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$590,309	\$590,307

Part B. Formula Income

01	PUM formula income	\$122.12	\$122.12
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$122.12	\$122.12
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$184,645	\$184,645

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$405,664	\$405,662
02	Cost of independent audit (Same as Part A, Line 10)	\$78	\$76
03	Formula amount (greater of Part D, Lines 01 or 02)	\$405,664	\$405,662

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$405,662
02	Adjustment due to availability of funds		\$12,170
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$417,832

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501410D

Dear Executive Director:

This letter obligates \$97,728 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
92		0		0		92

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,101	1,101	1,101
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	1,104	1,104	1,101
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			92

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$388,663	\$388,663

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.09	\$13.09
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$14,451	\$14,451

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,056	\$4,056
10	Cost of independent audit	\$57	\$56
11	Funding for resident participation activities	\$2,300	\$2,300
12	Asset management fee	\$4,416	\$4,416
13	Information technology fee	\$2,208	\$2,208
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$13,037	\$13,036
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$416,151	\$416,150

Part B. Formula Income

01	PUM formula income	\$60.80	\$60.80
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$60.80	\$60.80
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$67,123	\$67,123

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$349,028	\$349,027
02	Cost of independent audit (Same as Part A, Line 10)	\$57	\$56
03	Formula amount (greater of Part D, Lines 01 or 02)	\$349,028	\$349,027

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$349,027
02	Adjustment due to availability of funds		\$10,471
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$359,498

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501510D

Dear Executive Director:

This letter obligates \$100,055 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
92		0		0		92

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,100	1,100	1,100
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,104	1,104	1,100
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			92

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$388,663	\$388,663

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.40	\$26.40
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$29,146	\$29,146

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,707	\$2,707
10	Cost of independent audit	\$57	\$56
11	Funding for resident participation activities	\$2,300	\$2,300
12	Asset management fee	\$4,416	\$4,416
13	Information technology fee	\$2,208	\$2,208
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,688	\$11,687
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$429,497	\$429,496

Part B. Formula Income

01	PUM formula income	\$65.36	\$65.36
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$65.36	\$65.36
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$72,157	\$72,157

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$357,340	\$357,339
02	Cost of independent audit (Same as Part A, Line 10)	\$57	\$56
03	Formula amount (greater of Part D, Lines 01 or 02)	\$357,340	\$357,339

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$357,339
02	Adjustment due to availability of funds		\$10,720
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$368,059

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501610D

Dear Executive Director:

This letter obligates \$59,400 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
50		0		0		50

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	599	599	599
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	600	600	599
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			50

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$211,230	\$211,230

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$38.47	\$38.47
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$23,082	\$23,082

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,558	\$2,558
10	Cost of independent audit	\$31	\$30
11	Funding for resident participation activities	\$1,250	\$1,250
12	Asset management fee	\$2,400	\$2,400
13	Information technology fee	\$1,200	\$1,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,439	\$7,438
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$241,751	\$241,750

Part B. Formula Income

01	PUM formula income	\$49.34	\$49.34
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$49.34	\$49.34
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$29,604	\$29,604

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$212,147	\$212,146
02	Cost of independent audit (Same as Part A, Line 10)	\$31	\$30
03	Formula amount (greater of Part D, Lines 01 or 02)	\$212,147	\$212,146

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$212,146
02	Adjustment due to availability of funds		\$6,364
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$218,510

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501710D

Dear Executive Director:

This letter obligates \$61,815 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
50		0		0		50

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	577	577	577
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	23		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		18	
15	Total Unit Months	600	595	577
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			48

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$209,470	\$209,470

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.90	\$31.90
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$18,981	\$18,981

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,274	\$2,274
10	Cost of independent audit	\$31	\$30
11	Funding for resident participation activities	\$1,200	\$1,200
12	Asset management fee	\$2,400	\$2,400
13	Information technology fee	\$1,200	\$1,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,105	\$7,104
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$235,556	\$235,555

Part B. Formula Income

01	PUM formula income	\$24.85	\$24.85
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$24.85	\$24.85
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$14,786	\$14,786

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$220,770	\$220,769
02	Cost of independent audit (Same as Part A, Line 10)	\$31	\$30
03	Formula amount (greater of Part D, Lines 01 or 02)	\$220,770	\$220,769

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$220,769
02	Adjustment due to availability of funds		\$6,623
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$227,392

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501810D

Dear Executive Director:

This letter obligates \$75,616 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	825	825	825
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	840	840	825
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			69

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,722	\$295,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.70	\$20.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$17,388	\$17,388

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,704	\$2,704
10	Cost of independent audit	\$43	\$43
11	Funding for resident participation activities	\$1,725	\$1,725
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,512	\$9,512
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$322,622	\$322,622

Part B. Formula Income

01	PUM formula income	\$62.58	\$62.58
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$62.58	\$62.58
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$52,567	\$52,567

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$270,055	\$270,055
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$43
03	Formula amount (greater of Part D, Lines 01 or 02)	\$270,055	\$270,055

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$270,055
02	Adjustment due to availability of funds		\$8,102
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$278,157

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500501910D

Dear Executive Director:

This letter obligates \$209,556 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 1 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
210		0		0		210

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	902	902	902
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,022	1,022	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	572		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	24		

Calculations Based on Unit Months:

14	Limited vacancies		76	
15	Total Unit Months	2,520	2,000	902
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			75

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$708,325	\$704,100

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$60.98	\$61.35
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$122,692	\$122,700

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$294	\$294
10	Cost of independent audit	\$130	\$127
11	Funding for resident participation activities	\$1,875	\$1,875
12	Asset management fee	\$10,080	\$10,080
13	Information technology fee	\$5,040	\$5,040
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,419	\$17,416
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$848,436	\$844,216

Part B. Formula Income

01	PUM formula income	\$47.90	\$47.90
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$47.90	\$47.90
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$96,375	\$95,800

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$752,061	\$748,416
02	Cost of independent audit (Same as Part A, Line 10)	\$130	\$127
03	Formula amount (greater of Part D, Lines 01 or 02)	\$752,061	\$748,416

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$748,416
02	Adjustment due to availability of funds		\$22,452
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$770,868

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502010D

Dear Executive Director:

This letter obligates \$202,831 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
175		0		0		175

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,087	2,087	2,087
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	13		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		13	
15	Total Unit Months	2,100	2,100	2,087
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			174

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$739,305	\$739,305

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$45.68	\$45.68
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$95,928	\$95,928

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,282	\$4,282
10	Cost of independent audit	\$108	\$106
11	Funding for resident participation activities	\$4,350	\$4,350
12	Asset management fee	\$8,400	\$8,400
13	Information technology fee	\$4,200	\$4,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,340	\$21,338
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$856,573	\$856,571

Part B. Formula Income

01	PUM formula income	\$62.94	\$62.94
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$62.94	\$62.94
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$132,174	\$132,174

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$724,399	\$724,397
02	Cost of independent audit (Same as Part A, Line 10)	\$108	\$106
03	Formula amount (greater of Part D, Lines 01 or 02)	\$724,399	\$724,397

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$724,397
02	Adjustment due to availability of funds		\$21,732
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$746,129

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502110D

Dear Executive Director:

This letter obligates \$93,929 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,195	1,195	1,195
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	1,200	1,200	1,195
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$10.03	\$10.03
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$12,036	\$12,036

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,359	\$5,359
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,121	\$15,119
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$449,617	\$449,615

Part B. Formula Income

01	PUM formula income	\$95.13	\$95.13
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$95.13	\$95.13
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$114,156	\$114,156

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$335,461	\$335,459
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$335,461	\$335,459

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$335,459
02	Adjustment due to availability of funds		\$10,064
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$345,523

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502210D

Dear Executive Director:

This letter obligates \$183,875 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,778	1,778	1,778
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	22		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		22	
15	Total Unit Months	1,800	1,800	1,778
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			148

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.76	\$34.76
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$62,568	\$62,568

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$176	\$176
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,700	\$3,700
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,769	\$14,767
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$711,027	\$711,025

Part B. Formula Income

01	PUM formula income	\$30.18	\$30.18
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$30.18	\$30.18
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$54,324	\$54,324

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$656,703	\$656,701
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$656,703	\$656,701

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$656,701
02	Adjustment due to availability of funds		\$19,701
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$676,402

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502310D

Dear Executive Director:

This letter obligates \$117,559 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
110		0		0		110

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,309	1,309	1,309
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	1,320	1,320	1,309
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			109

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$464,354	\$464,706

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$23.67	\$23.65
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$31,221	\$31,218

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,786	\$5,359
10	Cost of independent audit	\$68	\$60
11	Funding for resident participation activities	\$2,725	\$2,725
12	Asset management fee	\$5,280	\$5,280
13	Information technology fee	\$2,640	\$2,640
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,499	\$16,064
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$512,074	\$511,988

Part B. Formula Income

01	PUM formula income	\$69.80	\$69.80
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$69.80	\$69.80
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$92,066	\$92,136

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$420,008	\$419,852
02	Cost of independent audit (Same as Part A, Line 10)	\$68	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$420,008	\$419,852

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$419,852
02	Adjustment due to availability of funds		\$12,596
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$432,448

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502410D

Dear Executive Director:

This letter obligates \$158,305 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,688	1,688	1,688
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	11	11	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	101		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		54	
15	Total Unit Months	1,800	1,753	1,688
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			141

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$617,144	\$617,144

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.71	\$28.71
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$50,329	\$50,329

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,976	\$2,976
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,525	\$3,525
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,394	\$17,392
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$684,867	\$684,865

Part B. Formula Income

01	PUM formula income	\$68.16	\$68.16
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$68.16	\$68.16
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$119,484	\$119,484

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$565,383	\$565,381
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$565,383	\$565,381

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$565,381
02	Adjustment due to availability of funds		\$16,961
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$582,342

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502510D

Dear Executive Director:

This letter obligates \$70,636 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	501	501	501
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	320	320	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	18		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	1		

Calculations Based on Unit Months:

14	Limited vacancies		18	
15	Total Unit Months	840	839	501
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			42

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,370	\$295,370

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.69	\$13.69
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$11,486	\$11,486

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$515	\$515
10	Cost of independent audit	\$43	\$42
11	Funding for resident participation activities	\$1,050	\$1,050
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,648	\$6,647
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$313,504	\$313,503

Part B. Formula Income

01	PUM formula income	\$72.98	\$72.98
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$72.98	\$72.98
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$61,230	\$61,230

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$252,274	\$252,273
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$42
03	Formula amount (greater of Part D, Lines 01 or 02)	\$252,274	\$252,273

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$252,273
02	Adjustment due to availability of funds		\$7,568
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$259,841

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502610D

Dear Executive Director:

This letter obligates \$152,332 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
143		0		0		143

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,696	1,696	1,696
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,716	1,716	1,696
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			141

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$604,118	\$604,118

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$29.55	\$29.55
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$50,708	\$50,708

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,675	\$5,675
10	Cost of independent audit	\$88	\$86
11	Funding for resident participation activities	\$3,525	\$3,525
12	Asset management fee	\$6,864	\$6,864
13	Information technology fee	\$3,432	\$3,432
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,584	\$19,582
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$674,410	\$674,408

Part B. Formula Income

01	PUM formula income	\$75.97	\$75.97
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$75.97	\$75.97
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$130,365	\$130,365

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$544,045	\$544,043
02	Cost of independent audit (Same as Part A, Line 10)	\$88	\$86
03	Formula amount (greater of Part D, Lines 01 or 02)	\$544,045	\$544,043

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$544,043
02	Adjustment due to availability of funds		\$16,321
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$560,364

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502710D

Dear Executive Director:

This letter obligates \$162,250 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
124		0		0		124

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,368	1,368	1,368
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	85	85	
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	1,488	1,488	1,368
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			114

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$523,850	\$523,850

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$82.86	\$82.86
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$123,296	\$123,296

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$7,357	\$7,357
10	Cost of independent audit	\$77	\$75
11	Funding for resident participation activities	\$2,850	\$2,850
12	Asset management fee	\$5,952	\$5,952
13	Information technology fee	\$2,976	\$2,976
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,212	\$19,210
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$666,358	\$666,356

Part B. Formula Income

01	PUM formula income	\$58.39	\$58.39
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$58.39	\$58.39
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$86,884	\$86,884

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$579,474	\$579,472
02	Cost of independent audit (Same as Part A, Line 10)	\$77	\$75
03	Formula amount (greater of Part D, Lines 01 or 02)	\$579,474	\$579,472

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$579,472
02	Adjustment due to availability of funds		\$17,384
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$596,856

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502810D

Dear Executive Director:

This letter obligates \$367,694 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
324		0		0		324

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,901	1,901	1,901
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	1,143	1,143	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	844		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		117	
15	Total Unit Months	3,888	3,161	1,901
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			158

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,112,830	\$1,112,830

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$98.77	\$98.77
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$312,212	\$312,212

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,435	\$1,435
10	Cost of independent audit	\$200	\$196
11	Funding for resident participation activities	\$3,950	\$3,950
12	Asset management fee	\$15,552	\$15,552
13	Information technology fee	\$7,776	\$7,776
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$28,913	\$28,909
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,453,955	\$1,453,951

Part B. Formula Income

01	PUM formula income	\$44.53	\$44.53
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$44.53	\$44.53
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$140,759	\$140,759

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,313,196	\$1,313,192
02	Cost of independent audit (Same as Part A, Line 10)	\$200	\$196
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,313,196	\$1,313,192

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,313,192
02	Adjustment due to availability of funds		\$39,396
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,352,588

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500502910D

Dear Executive Director:

This letter obligates \$589,400 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 2 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
504		0		0		504

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	5,752	5,752	5,752
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	296		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		181	
15	Total Unit Months	6,048	5,933	5,752
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			479

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,088,713	\$2,088,713

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.93	\$21.93
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$130,111	\$130,111

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$7,077	\$7,077
10	Cost of independent audit	\$312	\$304
11	Funding for resident participation activities	\$11,975	\$11,975
12	Asset management fee	\$24,192	\$24,192
13	Information technology fee	\$12,096	\$12,096
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$55,652	\$55,644
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,274,476	\$2,274,468

Part B. Formula Income

01	PUM formula income	\$28.56	\$28.56
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.56	\$28.56
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$169,446	\$169,446

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,105,030	\$2,105,022
02	Cost of independent audit (Same as Part A, Line 10)	\$312	\$304
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,105,030	\$2,105,022

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,105,022
02	Adjustment due to availability of funds		\$63,151
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,168,173

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500503010D

Dear Executive Director:

This letter obligates \$50,328 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 5 0 3 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
50		0		0		50

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	596	596	596
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	600	600	596
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			50

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$211,230	\$211,230

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$38.20	\$38.20
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$22,920	\$22,920

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,700	\$1,700
10	Cost of independent audit	\$31	\$30
11	Funding for resident participation activities	\$1,250	\$1,250
12	Asset management fee	\$2,400	\$2,400
13	Information technology fee	\$1,200	\$1,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,581	\$6,580
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$240,731	\$240,730

Part B. Formula Income

01	PUM formula income	\$101.64	\$101.64
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$101.64	\$101.64
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$60,984	\$60,984

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$179,747	\$179,746
02	Cost of independent audit (Same as Part A, Line 10)	\$31	\$30
03	Formula amount (greater of Part D, Lines 01 or 02)	\$179,747	\$179,746

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$179,746
02	Adjustment due to availability of funds		\$5,392
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$185,138

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600110D

Dear Executive Director:

This letter obligates \$189,570 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
160		0		0		160

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,904	1,904	1,904
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,920	1,920	1,904
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			159

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$675,936	\$675,936

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.87	\$25.87
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$49,670	\$49,670

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,153	\$3,153
10	Cost of independent audit	\$99	\$97
11	Funding for resident participation activities	\$3,975	\$3,975
12	Asset management fee	\$7,680	\$7,680
13	Information technology fee	\$3,840	\$3,840
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,747	\$18,745
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$744,353	\$744,351

Part B. Formula Income

01	PUM formula income	\$35.06	\$35.06
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$35.06	\$35.06
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$67,315	\$67,315

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$677,038	\$677,036
02	Cost of independent audit (Same as Part A, Line 10)	\$99	\$97
03	Formula amount (greater of Part D, Lines 01 or 02)	\$677,038	\$677,036

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$677,036
02	Adjustment due to availability of funds		\$20,311
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$697,347

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600210D

Dear Executive Director:

This letter obligates \$125,479 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,200	1,200	1,200
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,200	1,200	1,200
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.85	\$36.85
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$44,220	\$44,220

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$955	\$955
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,717	\$10,715
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$477,397	\$477,395

Part B. Formula Income

01	PUM formula income	\$24.38	\$24.38
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$24.38	\$24.38
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$29,256	\$29,256

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$448,141	\$448,139
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$448,141	\$448,139

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$448,139
02	Adjustment due to availability of funds		\$13,444
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$461,583

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600310D

Dear Executive Director:

This letter obligates \$57,558 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
60		0		0		60

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	720	720	720
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	720	720	720
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			60

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$253,476	\$253,476

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.40	\$12.40
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$8,928	\$8,928

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$10,928	\$6,798
10	Cost of independent audit	\$37	\$36
11	Funding for resident participation activities	\$1,500	\$1,500
12	Asset management fee	\$2,880	\$2,880
13	Information technology fee	\$1,440	\$1,440
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,785	\$12,654
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$279,189	\$275,058

Part B. Formula Income

01	PUM formula income	\$96.52	\$96.52
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$96.52	\$96.52
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$69,494	\$69,494

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$209,695	\$205,564
02	Cost of independent audit (Same as Part A, Line 10)	\$37	\$36
03	Formula amount (greater of Part D, Lines 01 or 02)	\$209,695	\$205,564

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$205,564
02	Adjustment due to availability of funds		\$6,167
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$211,731

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600410D

Dear Executive Director:

This letter obligates \$309,950 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
280		0		0		280

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,332	3,332	3,332
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	3,360	3,360	3,332
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			278

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,182,888	\$1,182,888

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.37	\$18.37
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$61,723	\$61,723

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		\$10,928
10	Cost of independent audit	\$173	\$169
11	Funding for resident participation activities	\$6,950	\$6,950
12	Asset management fee	\$13,440	\$13,440
13	Information technology fee	\$6,720	\$6,720
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,283	\$38,207
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,271,894	\$1,282,818

Part B. Formula Income

01	PUM formula income	\$61.01	\$61.02
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$61.01	\$61.02
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$204,994	\$205,027

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,066,900	\$1,077,791
02	Cost of independent audit (Same as Part A, Line 10)	\$173	\$169
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,066,900	\$1,077,791

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,077,791
02	Adjustment due to availability of funds		\$32,334
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,110,125

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600510D

Dear Executive Director:

This letter obligates \$265,726 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
250		0		0		250

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,739	1,739	1,739
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,261	1,261	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	3,000	3,000	1,739
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			145

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,056,150	\$1,056,150

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.29	\$9.29
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$27,870	\$27,870

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,256	\$2,256
10	Cost of independent audit	\$155	\$151
11	Funding for resident participation activities	\$3,625	\$3,625
12	Asset management fee	\$12,000	\$12,000
13	Information technology fee	\$6,000	\$6,000
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$24,036	\$24,032
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,108,056	\$1,108,052

Part B. Formula Income

01	PUM formula income	\$53.01	\$53.01
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$53.01	\$53.01
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$159,030	\$159,030

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$949,026	\$949,022
02	Cost of independent audit (Same as Part A, Line 10)	\$155	\$151
03	Formula amount (greater of Part D, Lines 01 or 02)	\$949,026	\$949,022

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$949,022
02	Adjustment due to availability of funds		\$28,471
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$977,493

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600610D

Dear Executive Director:

This letter obligates \$55,409 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
83		0		0		83

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	994	994	994
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	996	996	994
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			83

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$350,642	\$350,642

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$10.78	\$11.65
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$10,737	\$11,603

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$12,926	\$12,926
10	Cost of independent audit	\$52	\$50
11	Funding for resident participation activities	\$2,075	\$2,075
12	Asset management fee	\$3,984	\$3,984
13	Information technology fee	\$1,992	\$1,992
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,029	\$21,027
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$382,408	\$383,272

Part B. Formula Income

01	PUM formula income	\$188.45	\$188.45
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$188.45	\$188.45
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$187,696	\$187,696

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$194,712	\$195,576
02	Cost of independent audit (Same as Part A, Line 10)	\$52	\$50
03	Formula amount (greater of Part D, Lines 01 or 02)	\$194,712	\$195,576

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$195,576
02	Adjustment due to availability of funds		\$5,867
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$201,443

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600710D

Dear Executive Director:

This letter obligates \$166,351 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 7	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
170		0		0		170

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,512	1,512	1,512
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13	40	40	40
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	126	126	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	402		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		62	
15	Total Unit Months	2,080	1,740	1,552
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			129

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$612,567	\$612,567

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.70	\$34.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$60,378	\$60,378

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,601	\$3,601
10	Cost of independent audit	\$105	\$100
11	Funding for resident participation activities	\$3,225	\$3,225
12	Asset management fee	\$8,320	\$8,320
13	Information technology fee	\$4,160	\$4,160
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,411	\$19,406
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$692,356	\$692,351

Part B. Formula Income

01	PUM formula income	\$56.46	\$56.46
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$56.46	\$56.46
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$98,240	\$98,240

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$594,116	\$594,111
02	Cost of independent audit (Same as Part A, Line 10)	\$105	\$100
03	Formula amount (greater of Part D, Lines 01 or 02)	\$594,116	\$594,111

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$594,111
02	Adjustment due to availability of funds		\$17,823
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$611,934

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600810D

Dear Executive Director:

This letter obligates \$133,628 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
124		0		0		124

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	836	836	836
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	652	652	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,488	1,488	836
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			70

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$523,850	\$523,850

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.18	\$13.18
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$19,612	\$19,612

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$377	\$377
10	Cost of independent audit	\$77	\$75
11	Funding for resident participation activities	\$1,750	\$1,750
12	Asset management fee	\$5,952	\$5,952
13	Information technology fee	\$2,976	\$2,976
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,132	\$11,130
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$554,594	\$554,592

Part B. Formula Income

01	PUM formula income	\$51.98	\$51.98
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$51.98	\$51.98
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$77,346	\$77,346

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$477,248	\$477,246
02	Cost of independent audit (Same as Part A, Line 10)	\$77	\$75
03	Formula amount (greater of Part D, Lines 01 or 02)	\$477,248	\$477,246

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$477,246
02	Adjustment due to availability of funds		\$14,317
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$491,563

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500600910D

Dear Executive Director:

This letter obligates \$80,288 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	827	827	827
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	840	840	827
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			69

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,722	\$295,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$10.05	\$10.05
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$8,442	\$8,442

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$43	\$42
11	Funding for resident participation activities	\$1,725	\$1,725
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,808	\$6,807
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$310,972	\$310,971

Part B. Formula Income

01	PUM formula income	\$28.84	\$28.84
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.84	\$28.84
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$24,226	\$24,226

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$286,746	\$286,745
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$42
03	Formula amount (greater of Part D, Lines 01 or 02)	\$286,746	\$286,745

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$286,745
02	Adjustment due to availability of funds		\$8,602
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$295,347

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601010D

Dear Executive Director:

This letter obligates \$12,452 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
12		0		0		12

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	144	144	144
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	144	144	144
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			12

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$50,695	\$50,695

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$117.72	\$117.72
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,952	\$16,952

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,761	\$3,761
10	Cost of independent audit	\$25	\$7
11	Funding for resident participation activities	\$300	\$300
12	Asset management fee	\$576	\$576
13	Information technology fee	\$288	\$288
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$4,950	\$4,932
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$72,597	\$72,579

Part B. Formula Income

01	PUM formula income	\$195.18	\$195.18
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$195.18	\$195.18
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$28,106	\$28,106

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$44,491	\$44,473
02	Cost of independent audit (Same as Part A, Line 10)	\$25	\$7
03	Formula amount (greater of Part D, Lines 01 or 02)	\$44,491	\$44,473

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$44,473
02	Adjustment due to availability of funds		\$1,334
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$45,807

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601110D

Dear Executive Director:

This letter obligates \$168,329 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
120		0		0		120

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,434	1,434	1,434
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,440	1,440	1,434
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			120

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$506,952	\$506,952

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$74.22	\$74.22
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$106,877	\$106,877

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$74	\$74
11	Funding for resident participation activities	\$3,000	\$3,000
12	Asset management fee	\$5,760	\$5,760
13	Information technology fee	\$2,880	\$2,880
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,714	\$11,714
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$625,543	\$625,543

Part B. Formula Income

01	PUM formula income	\$16.92	\$16.92
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$16.92	\$16.92
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$24,365	\$24,365

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$601,178	\$601,178
02	Cost of independent audit (Same as Part A, Line 10)	\$74	\$74
03	Formula amount (greater of Part D, Lines 01 or 02)	\$601,178	\$601,178

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$601,178
02	Adjustment due to availability of funds		\$18,035
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$619,213

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601210D

Dear Executive Director:

This letter obligates \$184,414 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,794	1,794	1,794
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,800	1,800	1,794
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			150

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.61	\$17.61
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$31,698	\$31,698

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,750	\$3,750
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,643	\$14,641
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$680,031	\$680,029

Part B. Formula Income

01	PUM formula income	\$11.89	\$11.89
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$11.89	\$11.89
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$21,402	\$21,402

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$658,629	\$658,627
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$658,629	\$658,627

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$658,627
02	Adjustment due to availability of funds		\$19,759
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$678,386

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601310D

Dear Executive Director:

This letter obligates \$104,820 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
88		0		0		88

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,055	1,055	1,055
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,056	1,056	1,055
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			88

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$371,765	\$371,765

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.03	\$18.03
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$19,040	\$19,040

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$385	\$385
10	Cost of independent audit	\$54	\$53
11	Funding for resident participation activities	\$2,200	\$2,200
12	Asset management fee	\$4,224	\$4,224
13	Information technology fee	\$2,112	\$2,112
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,975	\$8,974
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$399,780	\$399,779

Part B. Formula Income

01	PUM formula income	\$24.07	\$24.07
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$24.07	\$24.07
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$25,418	\$25,418

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$374,362	\$374,361
02	Cost of independent audit (Same as Part A, Line 10)	\$54	\$53
03	Formula amount (greater of Part D, Lines 01 or 02)	\$374,362	\$374,361

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$374,361
02	Adjustment due to availability of funds		\$11,231
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$385,592

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601410D

Dear Executive Director:

This letter obligates \$174,606 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,794	1,794	1,794
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,800	1,800	1,794
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			150

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.75	\$16.75
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$30,150	\$30,150

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,561	\$1,561
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,750	\$3,750
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,204	\$16,202
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$680,044	\$680,042

Part B. Formula Income

01	PUM formula income	\$31.36	\$31.36
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.36	\$31.36
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$56,448	\$56,448

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$623,596	\$623,594
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$623,596	\$623,594

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$623,594
02	Adjustment due to availability of funds		\$18,708
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$642,302

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601510D

Dear Executive Director:

This letter obligates \$146,679 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
119		0		0		119

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,428	1,428	1,428
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,428	1,428	1,428
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			119

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$502,727	\$502,727

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.56	\$28.56
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$40,784	\$40,784

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$74	\$72
11	Funding for resident participation activities	\$2,975	\$2,975
12	Asset management fee	\$5,712	\$5,712
13	Information technology fee	\$2,856	\$2,856
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,617	\$11,615
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$555,128	\$555,126

Part B. Formula Income

01	PUM formula income	\$21.90	\$21.90
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$21.90	\$21.90
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$31,273	\$31,273

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$523,855	\$523,853
02	Cost of independent audit (Same as Part A, Line 10)	\$74	\$72
03	Formula amount (greater of Part D, Lines 01 or 02)	\$523,855	\$523,853

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$523,853
02	Adjustment due to availability of funds		\$15,716
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$539,569

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601610D

Dear Executive Director:

This letter obligates \$169,727 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
146		0		0		146

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,742	1,742	1,742
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	10		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		10	
15	Total Unit Months	1,752	1,752	1,742
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			145

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$616,792	\$616,792

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.60	\$28.60
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$50,107	\$50,107

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,568	\$3,568
10	Cost of independent audit	\$90	\$88
11	Funding for resident participation activities	\$3,625	\$3,625
12	Asset management fee	\$7,008	\$7,008
13	Information technology fee	\$3,504	\$3,504
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,795	\$17,793
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$684,694	\$684,692

Part B. Formula Income

01	PUM formula income	\$44.82	\$44.82
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$44.82	\$44.82
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$78,525	\$78,525

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$606,169	\$606,167
02	Cost of independent audit (Same as Part A, Line 10)	\$90	\$88
03	Formula amount (greater of Part D, Lines 01 or 02)	\$606,169	\$606,167

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$606,167
02	Adjustment due to availability of funds		\$18,185
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$624,352

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601710D

Dear Executive Director:

This letter obligates \$361,646 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
298		0		0		298

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,567	3,567	3,567
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	6		

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	3,576	3,570	3,567
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			297

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,256,819	\$1,256,819

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.50	\$34.50
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$123,165	\$123,165

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$645	\$645
10	Cost of independent audit	\$184	\$180
11	Funding for resident participation activities	\$7,425	\$7,425
12	Asset management fee	\$14,304	\$14,304
13	Information technology fee	\$7,152	\$7,152
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$29,710	\$29,706
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,409,694	\$1,409,690

Part B. Formula Income

01	PUM formula income	\$33.08	\$33.08
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$33.08	\$33.08
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$118,096	\$118,096

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,291,598	\$1,291,594
02	Cost of independent audit (Same as Part A, Line 10)	\$184	\$180
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,291,598	\$1,291,594

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,291,594
02	Adjustment due to availability of funds		\$38,748
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,330,342

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601810D

Dear Executive Director:

This letter obligates \$258,279 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,392	2,392	2,392
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	2,400	2,400	2,392
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.87	\$28.87
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$69,288	\$69,288

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,499	\$19,496
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$933,707	\$933,704

Part B. Formula Income

01	PUM formula income	\$4.80	\$4.70
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$4.80	\$4.70
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$11,520	\$11,280

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$922,187	\$922,424
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$922,187	\$922,424

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$922,424
02	Adjustment due to availability of funds		\$27,673
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$950,097

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500601910D

Dear Executive Director:

This letter obligates \$123,417 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 1 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,182	1,182	1,182
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,200	1,200	1,182
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.46	\$18.46
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$22,152	\$22,152

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,737	\$9,735
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$454,349	\$454,347

Part B. Formula Income

01	PUM formula income	\$11.31	\$11.31
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$11.31	\$11.31
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$13,572	\$13,572

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$440,777	\$440,775
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$440,777	\$440,775

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$440,775
02	Adjustment due to availability of funds		\$13,223
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$453,998

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602010D

Dear Executive Director:

This letter obligates \$66,499 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
50		0		0		50

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	586	586	586
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	600	600	586
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			49

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$211,230	\$211,230

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$38.67	\$38.67
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$23,202	\$23,202

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$31	\$30
11	Funding for resident participation activities	\$1,225	\$1,225
12	Asset management fee	\$2,400	\$2,400
13	Information technology fee	\$1,200	\$1,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$4,856	\$4,855
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$239,288	\$239,287

Part B. Formula Income

01	PUM formula income	\$2.98	\$2.98
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$2.98	\$2.98
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$1,788	\$1,788

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$237,500	\$237,499
02	Cost of independent audit (Same as Part A, Line 10)	\$31	\$30
03	Formula amount (greater of Part D, Lines 01 or 02)	\$237,500	\$237,499

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$237,499
02	Adjustment due to availability of funds		\$7,125
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$244,624

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602110D

Dear Executive Director:

This letter obligates \$119,233 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,195	1,195	1,195
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	1,200	1,200	1,195
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$23.89	\$23.89
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$28,668	\$28,668

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$812	\$812
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,574	\$10,572
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$461,702	\$461,700

Part B. Formula Income

01	PUM formula income	\$29.89	\$29.89
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$29.89	\$29.89
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$35,868	\$35,868

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$425,834	\$425,832
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$425,834	\$425,832

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$425,832
02	Adjustment due to availability of funds		\$12,775
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$438,607

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602210D

Dear Executive Director:

This letter obligates \$128,197 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,197	1,197	1,197
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	1,200	1,200	1,197
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.86	\$36.86
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$44,232	\$44,232

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,762	\$9,760
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$476,454	\$476,452

Part B. Formula Income

01	PUM formula income	\$15.50	\$15.50
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$15.50	\$15.50
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$18,600	\$18,600

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$457,854	\$457,852
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$457,854	\$457,852

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$457,852
02	Adjustment due to availability of funds		\$13,736
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$471,588

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602310D

Dear Executive Director:

This letter obligates \$51,180 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
44		0		0		44

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	527	527	527
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	528	528	527
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			44

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$185,882	\$185,882

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.83	\$25.83
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,638	\$13,638

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$27	\$27
11	Funding for resident participation activities	\$1,100	\$1,100
12	Asset management fee	\$2,112	\$2,112
13	Information technology fee	\$1,056	\$1,056
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$4,295	\$4,295
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$203,815	\$203,815

Part B. Formula Income

01	PUM formula income	\$39.83	\$39.83
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$39.83	\$39.83
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$21,030	\$21,030

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$182,785	\$182,785
02	Cost of independent audit (Same as Part A, Line 10)	\$27	\$27
03	Formula amount (greater of Part D, Lines 01 or 02)	\$182,785	\$182,785

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$182,785
02	Adjustment due to availability of funds		\$5,484
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$188,269

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602410D

Dear Executive Director:

This letter obligates \$84,845 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
74		0		0		74

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	886	886	886
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	888	888	886
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			74

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$312,620	\$312,620

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.31	\$21.31
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$18,923	\$18,923

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,077	\$1,077
10	Cost of independent audit	\$46	\$45
11	Funding for resident participation activities	\$1,850	\$1,850
12	Asset management fee	\$3,552	\$3,552
13	Information technology fee	\$1,776	\$1,776
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,301	\$8,300
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$339,844	\$339,843

Part B. Formula Income

01	PUM formula income	\$41.47	\$41.47
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$41.47	\$41.47
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$36,825	\$36,825

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$303,019	\$303,018
02	Cost of independent audit (Same as Part A, Line 10)	\$46	\$45
03	Formula amount (greater of Part D, Lines 01 or 02)	\$303,019	\$303,018

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$303,018
02	Adjustment due to availability of funds		\$9,091
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$312,109

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602510D

Dear Executive Director:

This letter obligates \$84,260 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
80		0		0		80

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	960	960	960
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	960	960	960
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			80

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$337,968	\$337,968

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.09	\$22.09
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,206	\$21,206

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,747	\$3,747
10	Cost of independent audit	\$49	\$48
11	Funding for resident participation activities	\$2,000	\$2,000
12	Asset management fee	\$3,840	\$3,840
13	Information technology fee	\$1,920	\$1,920
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,556	\$11,555
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$370,730	\$370,729

Part B. Formula Income

01	PUM formula income	\$72.71	\$72.71
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$72.71	\$72.71
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$69,802	\$69,802

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$300,928	\$300,927
02	Cost of independent audit (Same as Part A, Line 10)	\$49	\$48
03	Formula amount (greater of Part D, Lines 01 or 02)	\$300,928	\$300,927

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$300,927
02	Adjustment due to availability of funds		\$9,028
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$309,955

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602610D

Dear Executive Director:

This letter obligates \$84,355 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	840	840	840
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	840	840	840
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			70

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,722	\$295,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$30.09	\$30.09
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$25,276	\$25,276

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$43	\$42
11	Funding for resident participation activities	\$1,750	\$1,750
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,833	\$6,832
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$327,831	\$327,830

Part B. Formula Income

01	PUM formula income	\$31.62	\$31.62
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.62	\$31.62
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$26,561	\$26,561

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$301,270	\$301,269
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$42
03	Formula amount (greater of Part D, Lines 01 or 02)	\$301,270	\$301,269

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$301,269
02	Adjustment due to availability of funds		\$9,038
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$310,307

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602710D

Dear Executive Director:

This letter obligates \$54,920 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
50		0		0		50

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	588	588	588
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	600	600	588
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			49

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$211,230	\$211,230

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.61	\$14.61
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$8,766	\$8,766

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,481	\$1,481
10	Cost of independent audit	\$31	\$30
11	Funding for resident participation activities	\$1,225	\$1,225
12	Asset management fee	\$2,400	\$2,400
13	Information technology fee	\$1,200	\$1,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,337	\$6,336
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$226,333	\$226,332

Part B. Formula Income

01	PUM formula income	\$50.31	\$50.31
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$50.31	\$50.31
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$30,186	\$30,186

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$196,147	\$196,146
02	Cost of independent audit (Same as Part A, Line 10)	\$31	\$30
03	Formula amount (greater of Part D, Lines 01 or 02)	\$196,147	\$196,146

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$196,146
02	Adjustment due to availability of funds		\$5,884
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$202,030

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602810D

Dear Executive Director:

This letter obligates \$107,256 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,038	1,038	1,038
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	150	150	
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,200	1,200	1,038
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			87

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$11.02	\$11.02
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,224	\$13,224

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,127	\$2,127
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,175	\$2,175
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,564	\$11,562
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$447,248	\$447,246

Part B. Formula Income

01	PUM formula income	\$53.49	\$53.49
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$53.49	\$53.49
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$64,188	\$64,188

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$383,060	\$383,058
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$383,060	\$383,058

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$383,058
02	Adjustment due to availability of funds		\$11,492
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$394,550

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500602910D

Dear Executive Director:

This letter obligates \$109,379 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

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Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
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OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 2 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
92		0		0		92

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,088	1,088	1,088
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,104	1,104	1,088
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			91

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$388,663	\$388,663

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$15.28	\$15.28
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,869	\$16,869

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$110	\$110
10	Cost of independent audit	\$57	\$56
11	Funding for resident participation activities	\$2,275	\$2,275
12	Asset management fee	\$4,416	\$4,416
13	Information technology fee	\$2,208	\$2,208
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,066	\$9,065
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$414,598	\$414,597

Part B. Formula Income

01	PUM formula income	\$21.70	\$21.70
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$21.70	\$21.70
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$23,957	\$23,957

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$390,641	\$390,640
02	Cost of independent audit (Same as Part A, Line 10)	\$57	\$56
03	Formula amount (greater of Part D, Lines 01 or 02)	\$390,641	\$390,640

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$390,640
02	Adjustment due to availability of funds		\$11,719
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$402,359

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500603010D

Dear Executive Director:

This letter obligates \$131,683 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

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Sincerely,

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David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 3 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
110		0		0		110

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,307	1,307	1,307
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,320	1,320	1,307
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			109

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$464,706	\$464,706

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.32	\$26.32
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$34,742	\$34,742

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,030	\$1,030
10	Cost of independent audit	\$68	\$66
11	Funding for resident participation activities	\$2,725	\$2,725
12	Asset management fee	\$5,280	\$5,280
13	Information technology fee	\$2,640	\$2,640
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,743	\$11,741
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$511,191	\$511,189

Part B. Formula Income

01	PUM formula income	\$30.98	\$30.98
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$30.98	\$30.98
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$40,894	\$40,894

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$470,297	\$470,295
02	Cost of independent audit (Same as Part A, Line 10)	\$68	\$66
03	Formula amount (greater of Part D, Lines 01 or 02)	\$470,297	\$470,295

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$470,295
02	Adjustment due to availability of funds		\$14,109
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$484,404

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500603110D

Dear Executive Director:

This letter obligates \$133,544 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 3 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,191	1,191	1,191
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	9		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		9	
15	Total Unit Months	1,200	1,200	1,191
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$47.60	\$47.60
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$57,120	\$57,120

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,737	\$9,735
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$489,317	\$489,315

Part B. Formula Income

01	PUM formula income	\$10.31	\$10.31
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$10.31	\$10.31
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$12,372	\$12,372

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$476,945	\$476,943
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$476,945	\$476,943

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$476,943
02	Adjustment due to availability of funds		\$14,308
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$491,251

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500603210D

Dear Executive Director:

This letter obligates \$95,611 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 3 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
95		0		0		95

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,134	1,134	1,134
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,140	1,140	1,134
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			95

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$401,337	\$401,337

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$11.82	\$11.88
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,475	\$13,543

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,063	\$4,063
10	Cost of independent audit	\$59	\$57
11	Funding for resident participation activities	\$2,375	\$2,375
12	Asset management fee	\$4,560	\$4,560
13	Information technology fee	\$2,280	\$2,280
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$13,337	\$13,335
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$428,149	\$428,215

Part B. Formula Income

01	PUM formula income	\$76.25	\$76.25
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$76.25	\$76.25
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$86,925	\$86,925

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$341,224	\$341,290
02	Cost of independent audit (Same as Part A, Line 10)	\$59	\$57
03	Formula amount (greater of Part D, Lines 01 or 02)	\$341,224	\$341,290

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$341,290
02	Adjustment due to availability of funds		\$10,239
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$351,529

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500603310D

Dear Executive Director:

This letter obligates \$23,918 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 3 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
27		0		0		27

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	323	323	323
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	324	324	323
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			27

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$114,064	\$114,064

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$88.30	\$88.30
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$28,609	\$28,609

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,742	\$4,742
10	Cost of independent audit	\$17	\$16
11	Funding for resident participation activities	\$675	\$675
12	Asset management fee	\$1,296	\$1,296
13	Information technology fee	\$648	\$648
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,378	\$7,377
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$150,051	\$150,050

Part B. Formula Income

01	PUM formula income	\$199.47	\$199.47
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$199.47	\$199.47
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$64,628	\$64,628

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$85,423	\$85,422
02	Cost of independent audit (Same as Part A, Line 10)	\$17	\$16
03	Formula amount (greater of Part D, Lines 01 or 02)	\$85,423	\$85,422

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$85,422
02	Adjustment due to availability of funds		\$2,563
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$87,985

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500603410D

Dear Executive Director:

This letter obligates \$163,222 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 3 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
134		0		0		134

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,584	1,584	1,584
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	24		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		24	
15	Total Unit Months	1,608	1,608	1,584
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			132

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$566,096	\$566,096

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$23.36	\$23.36
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$37,563	\$37,563

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$83	\$81
11	Funding for resident participation activities	\$3,300	\$3,300
12	Asset management fee	\$6,432	\$6,432
13	Information technology fee	\$3,216	\$3,216
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$13,031	\$13,029
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$616,690	\$616,688

Part B. Formula Income

01	PUM formula income	\$20.99	\$20.99
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$20.99	\$20.99
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$33,752	\$33,752

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$582,938	\$582,936
02	Cost of independent audit (Same as Part A, Line 10)	\$83	\$81
03	Formula amount (greater of Part D, Lines 01 or 02)	\$582,938	\$582,936

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$582,936
02	Adjustment due to availability of funds		\$17,488
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$600,424

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500603510D

Dear Executive Director:

This letter obligates \$123,776 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 6 0 3 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,157	1,157	1,157
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	19	19	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	24		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		24	
15	Total Unit Months	1,200	1,200	1,157
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			96

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.19	\$18.19
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,828	\$21,828

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,400	\$2,400
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,662	\$9,660
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$453,950	\$453,948

Part B. Formula Income

01	PUM formula income	\$9.91	\$9.91
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$9.91	\$9.91
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$11,892	\$11,892

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$442,058	\$442,056
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$442,058	\$442,056

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$442,056
02	Adjustment due to availability of funds		\$13,262
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$455,318

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700110D

Dear Executive Director:

This letter obligates \$175,760 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,780	1,780	1,780
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,800	1,800	1,780
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			148

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.82	\$24.82
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$44,676	\$44,676

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$566	\$566
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,700	\$3,700
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,159	\$15,157
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$693,525	\$693,523

Part B. Formula Income

01	PUM formula income	\$36.56	\$36.56
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$36.56	\$36.56
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$65,808	\$65,808

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$627,717	\$627,715
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$627,717	\$627,715

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$627,715
02	Adjustment due to availability of funds		\$18,831
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$646,546

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700210D

Dear Executive Director:

This letter obligates \$314,868 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
260		0		0		260

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,118	3,118	3,118
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	3,120	3,120	3,118
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			260

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,098,396	\$1,098,396

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.36	\$25.36
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$79,123	\$79,123

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,972	\$1,972
10	Cost of independent audit	\$161	\$157
11	Funding for resident participation activities	\$6,500	\$6,500
12	Asset management fee	\$12,480	\$12,480
13	Information technology fee	\$6,240	\$6,240
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,353	\$27,349
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,204,872	\$1,204,868

Part B. Formula Income

01	PUM formula income	\$25.75	\$25.75
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$25.75	\$25.75
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$80,340	\$80,340

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,124,532	\$1,124,528
02	Cost of independent audit (Same as Part A, Line 10)	\$161	\$157
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,124,532	\$1,124,528

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,124,528
02	Adjustment due to availability of funds		\$33,736
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,158,264

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700310D

Dear Executive Director:

This letter obligates \$168,526 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,766	1,766	1,766
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	34		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		34	
15	Total Unit Months	1,800	1,800	1,766
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			147

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.00	\$25.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$45,000	\$45,000

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,002	\$1,002
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,675	\$3,675
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,570	\$15,568
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$694,260	\$694,258

Part B. Formula Income

01	PUM formula income	\$51.32	\$51.32
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$51.32	\$51.32
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$92,376	\$92,376

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$601,884	\$601,882
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$601,884	\$601,882

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$601,882
02	Adjustment due to availability of funds		\$18,056
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$619,938

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700410D

Dear Executive Director:

This letter obligates \$229,348 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,680	1,680	1,680
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	720	720	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	2,400	2,400	1,680
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			140

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$10.48	\$10.48
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$25,152	\$25,152

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$681	\$681
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$3,500	\$3,500
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,705	\$18,702
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$888,777	\$888,774

Part B. Formula Income

01	PUM formula income	\$29.03	\$29.03
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$29.03	\$29.03
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$69,672	\$69,672

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$819,105	\$819,102
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$819,105	\$819,102

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$819,102
02	Adjustment due to availability of funds		\$24,573
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$843,675

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700510D

Dear Executive Director:

This letter obligates \$204,700 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
187		0		0		187

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,232	2,232	2,232
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	2,244	2,244	2,232
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			186

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$790,000	\$790,000

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.54	\$26.54
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$59,556	\$59,556

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$9,507	\$9,507
10	Cost of independent audit	\$116	\$113
11	Funding for resident participation activities	\$4,675	\$4,650
12	Asset management fee	\$8,976	\$8,976
13	Information technology fee	\$4,488	\$4,488
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,762	\$27,734
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$877,318	\$877,290

Part B. Formula Income

01	PUM formula income	\$65.51	\$65.16
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$65.51	\$65.16
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$147,004	\$146,219

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$730,314	\$731,071
02	Cost of independent audit (Same as Part A, Line 10)	\$116	\$113
03	Formula amount (greater of Part D, Lines 01 or 02)	\$730,314	\$731,071

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$731,071
02	Adjustment due to availability of funds		\$21,932
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$753,003

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700610D

Dear Executive Director:

This letter obligates \$178,941 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
148		0		0		148

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,761	1,761	1,761
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	1,776	1,776	1,761
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			147

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$625,241	\$625,241

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$15.57	\$15.57
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$27,652	\$27,652

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$92	\$89
11	Funding for resident participation activities	\$3,675	\$3,675
12	Asset management fee	\$7,104	\$7,104
13	Information technology fee	\$3,552	\$3,552
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,423	\$14,420
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$667,316	\$667,313

Part B. Formula Income

01	PUM formula income	\$15.90	\$15.90
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$15.90	\$15.90
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$28,238	\$28,238

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$639,078	\$639,075
02	Cost of independent audit (Same as Part A, Line 10)	\$92	\$89
03	Formula amount (greater of Part D, Lines 01 or 02)	\$639,078	\$639,075

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$639,075
02	Adjustment due to availability of funds		\$19,172
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$658,247

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700710D

Dear Executive Director:

This letter obligates \$112,965 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	535	535	535
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	663	663	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	1,200	1,200	535
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			45

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$5.12	\$5.12
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$6,144	\$6,144

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$1,125	\$1,125
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,387	\$8,385
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$436,991	\$436,989

Part B. Formula Income

01	PUM formula income	\$27.95	\$27.95
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$27.95	\$27.95
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$33,540	\$33,540

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$403,451	\$403,449
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$403,451	\$403,449

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$403,449
02	Adjustment due to availability of funds		\$12,103
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$415,552

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700810D

Dear Executive Director:

This letter obligates \$83,860 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
73		0		0		73

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	875	875	875
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	876	876	875
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			73

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$308,396	\$308,396

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.43	\$24.43
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,401	\$21,401

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$45	\$44
11	Funding for resident participation activities	\$1,825	\$1,825
12	Asset management fee	\$3,504	\$3,504
13	Information technology fee	\$1,752	\$1,752
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,126	\$7,125
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$336,923	\$336,922

Part B. Formula Income

01	PUM formula income	\$42.72	\$42.72
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$42.72	\$42.72
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$37,423	\$37,423

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$299,500	\$299,499
02	Cost of independent audit (Same as Part A, Line 10)	\$45	\$44
03	Formula amount (greater of Part D, Lines 01 or 02)	\$299,500	\$299,499

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$299,499
02	Adjustment due to availability of funds		\$8,985
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$308,484

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500700910D

Dear Executive Director:

This letter obligates \$159,269 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
140		0		0		140

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,667	1,667	1,667
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,680	1,680	1,667
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			139

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$591,444	\$591,444

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.68	\$31.68
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$53,222	\$53,222

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,467	\$1,467
10	Cost of independent audit	\$87	\$85
11	Funding for resident participation activities	\$3,475	\$3,475
12	Asset management fee	\$6,720	\$6,720
13	Information technology fee	\$3,360	\$3,360
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,109	\$15,107
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$659,775	\$659,773

Part B. Formula Income

01	PUM formula income	\$54.14	\$54.14
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$54.14	\$54.14
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$90,955	\$90,955

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$568,820	\$568,818
02	Cost of independent audit (Same as Part A, Line 10)	\$87	\$85
03	Formula amount (greater of Part D, Lines 01 or 02)	\$568,820	\$568,818

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$568,818
02	Adjustment due to availability of funds		\$17,065
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$585,883

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500701010D

Dear Executive Director:

This letter obligates \$172,917 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 1 0	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
144		0		0		144

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,724	1,724	1,724
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,728	1,728	1,724
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			144

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$608,342	\$608,342

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$30.91	\$30.91
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$53,412	\$53,412

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,043	\$2,043
10	Cost of independent audit	\$89	\$87
11	Funding for resident participation activities	\$3,600	\$3,600
12	Asset management fee	\$6,912	\$6,912
13	Information technology fee	\$3,456	\$3,456
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,100	\$16,098
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$677,854	\$677,852

Part B. Formula Income

01	PUM formula income	\$34.89	\$34.89
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$34.89	\$34.89
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$60,290	\$60,290

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$617,564	\$617,562
02	Cost of independent audit (Same as Part A, Line 10)	\$89	\$87
03	Formula amount (greater of Part D, Lines 01 or 02)	\$617,564	\$617,562

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$617,562
02	Adjustment due to availability of funds		\$18,527
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$636,089

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500701110D

Dear Executive Director:

This letter obligates \$92,885 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 7 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
97		0		0		97

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,152	1,152	1,152
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	1,164	1,164	1,152
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			96

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$409,786	\$409,786

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.71	\$33.71
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$39,238	\$39,238

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$9,475	\$9,475
10	Cost of independent audit	\$60	\$59
11	Funding for resident participation activities	\$2,400	\$2,400
12	Asset management fee	\$4,656	\$4,656
13	Information technology fee	\$2,328	\$2,328
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,919	\$18,918
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$467,943	\$467,942

Part B. Formula Income

01	PUM formula income	\$117.02	\$117.02
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$117.02	\$117.02
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$136,211	\$136,211

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$331,732	\$331,731
02	Cost of independent audit (Same as Part A, Line 10)	\$60	\$59
03	Formula amount (greater of Part D, Lines 01 or 02)	\$331,732	\$331,731

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$331,731
02	Adjustment due to availability of funds		\$9,952
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$341,683

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800110D

Dear Executive Director:

This letter obligates \$186,244 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
160		0		0		160

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,916	1,916	1,916
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,920	1,920	1,916
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			160

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$675,936	\$675,936

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.71	\$22.71
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$43,603	\$43,603

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,444	\$1,444
10	Cost of independent audit	\$99	\$97
11	Funding for resident participation activities	\$4,000	\$4,000
12	Asset management fee	\$7,680	\$7,680
13	Information technology fee	\$3,840	\$3,840
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,063	\$17,061
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$736,602	\$736,600

Part B. Formula Income

01	PUM formula income	\$37.21	\$37.21
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$37.21	\$37.21
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$71,443	\$71,443

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$665,159	\$665,157
02	Cost of independent audit (Same as Part A, Line 10)	\$99	\$97
03	Formula amount (greater of Part D, Lines 01 or 02)	\$665,159	\$665,157

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$665,157
02	Adjustment due to availability of funds		\$19,955
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$685,112

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800310D

Dear Executive Director:

This letter obligates \$183,182 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
156		0		0		156

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,855	1,855	1,855
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	17		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		17	
15	Total Unit Months	1,872	1,872	1,855
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			155

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$659,038	\$659,038

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.85	\$31.85
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$59,623	\$59,623

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,768	\$4,768
10	Cost of independent audit	\$96	\$94
11	Funding for resident participation activities	\$3,875	\$3,875
12	Asset management fee	\$7,488	\$7,488
13	Information technology fee	\$3,744	\$3,744
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,971	\$19,969
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$738,632	\$738,630

Part B. Formula Income

01	PUM formula income	\$45.09	\$45.09
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$45.09	\$45.09
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$84,408	\$84,408

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$654,224	\$654,222
02	Cost of independent audit (Same as Part A, Line 10)	\$96	\$94
03	Formula amount (greater of Part D, Lines 01 or 02)	\$654,224	\$654,222

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$654,222
02	Adjustment due to availability of funds		\$19,627
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$673,849

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800410D

Dear Executive Director:

This letter obligates \$76,381 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
64		0		0		64

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	758	758	758
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	10		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		10	
15	Total Unit Months	768	768	758
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			63

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$270,374	\$270,374

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$50.17	\$50.17
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$38,531	\$38,531

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,440	\$2,440
10	Cost of independent audit	\$40	\$39
11	Funding for resident participation activities	\$1,575	\$1,575
12	Asset management fee	\$3,072	\$3,072
13	Information technology fee	\$1,536	\$1,536
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,663	\$8,662
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$317,568	\$317,567

Part B. Formula Income

01	PUM formula income	\$58.30	\$58.30
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$58.30	\$58.30
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$44,774	\$44,774

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$272,794	\$272,793
02	Cost of independent audit (Same as Part A, Line 10)	\$40	\$39
03	Formula amount (greater of Part D, Lines 01 or 02)	\$272,794	\$272,793

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$272,793
02	Adjustment due to availability of funds		\$8,184
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$280,977

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800510D

Dear Executive Director:

This letter obligates \$58,696 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
55		0		0		55

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	656	656	656
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	660	660	656
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			55

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$232,353	\$232,353

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.44	\$9.44
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$6,230	\$6,230

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$34	\$33
11	Funding for resident participation activities	\$1,375	\$1,375
12	Asset management fee	\$2,640	\$2,640
13	Information technology fee	\$1,320	\$1,320
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$5,369	\$5,368
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$243,952	\$243,951

Part B. Formula Income

01	PUM formula income	\$52.00	\$52.00
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$52.00	\$52.00
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$34,320	\$34,320

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$209,632	\$209,631
02	Cost of independent audit (Same as Part A, Line 10)	\$34	\$33
03	Formula amount (greater of Part D, Lines 01 or 02)	\$209,632	\$209,631

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$209,631
02	Adjustment due to availability of funds		\$6,289
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$215,920

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800610D

Dear Executive Director:

This letter obligates \$66,269 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
54		0		0		54

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	648	648	648
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	648	648	648
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			54

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$228,128	\$228,128

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.02	\$34.02
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$22,045	\$22,045

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$33	\$33
11	Funding for resident participation activities	\$1,350	\$1,350
12	Asset management fee	\$2,592	\$2,592
13	Information technology fee	\$1,296	\$1,296
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$5,271	\$5,271
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$255,444	\$255,444

Part B. Formula Income

01	PUM formula income	\$28.96	\$28.96
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.96	\$28.96
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$18,766	\$18,766

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$236,678	\$236,678
02	Cost of independent audit (Same as Part A, Line 10)	\$33	\$33
03	Formula amount (greater of Part D, Lines 01 or 02)	\$236,678	\$236,678

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$236,678
02	Adjustment due to availability of funds		\$7,100
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$243,778

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800710D

Dear Executive Director:

This letter obligates \$573,215 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
476		0		0		476

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	5,693	5,693	5,693
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	19		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		19	
15	Total Unit Months	5,712	5,712	5,693
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			474

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,010,910	\$2,010,910

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.25	\$28.25
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$161,364	\$161,364

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,929	\$5,929
10	Cost of independent audit	\$294	\$287
11	Funding for resident participation activities	\$11,850	\$11,850
12	Asset management fee	\$22,848	\$22,848
13	Information technology fee	\$11,424	\$11,424
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$52,345	\$52,338
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,224,619	\$2,224,612

Part B. Formula Income

01	PUM formula income	\$31.06	\$31.06
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.06	\$31.06
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$177,415	\$177,415

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,047,204	\$2,047,197
02	Cost of independent audit (Same as Part A, Line 10)	\$294	\$287
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,047,204	\$2,047,197

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,047,197
02	Adjustment due to availability of funds		\$61,416
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,108,613

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800810D

Dear Executive Director:

This letter obligates \$338,073 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,585	3,585	3,585
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	15		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		15	
15	Total Unit Months	3,600	3,600	3,585
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			299

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.66	\$24.66
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$88,776	\$88,776

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,287	\$6,287
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,475	\$7,475
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$35,547	\$35,543
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,391,703	\$1,391,699

Part B. Formula Income

01	PUM formula income	\$51.19	\$51.19
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$51.19	\$51.19
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$184,284	\$184,284

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,207,419	\$1,207,415
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,207,419	\$1,207,415

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,207,415
02	Adjustment due to availability of funds		\$36,222
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,243,637

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500800910D

Dear Executive Director:

This letter obligates \$355,282 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,570	3,570	3,570
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	18		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		18	
15	Total Unit Months	3,600	3,600	3,570
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			298

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.66	\$24.66
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$88,776	\$88,776

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,287	\$6,287
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,450	\$7,450
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$35,522	\$35,518
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,391,678	\$1,391,674

Part B. Formula Income

01	PUM formula income	\$34.11	\$34.11
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$34.11	\$34.11
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$122,796	\$122,796

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,268,882	\$1,268,878
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,268,882	\$1,268,878

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,268,878
02	Adjustment due to availability of funds		\$38,066
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,306,944

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801010D

Dear Executive Director:

This letter obligates \$161,852 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
140		0		0		140

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,672	1,672	1,672
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,680	1,680	1,672
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			139

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$591,444	\$591,444

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.26	\$36.26
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$60,917	\$60,917

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,182	\$5,182
10	Cost of independent audit	\$87	\$85
11	Funding for resident participation activities	\$3,475	\$3,475
12	Asset management fee	\$6,720	\$6,720
13	Information technology fee	\$3,360	\$3,360
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,824	\$18,822
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$671,185	\$671,183

Part B. Formula Income

01	PUM formula income	\$55.44	\$55.44
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$55.44	\$55.44
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$93,139	\$93,139

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$578,046	\$578,044
02	Cost of independent audit (Same as Part A, Line 10)	\$87	\$85
03	Formula amount (greater of Part D, Lines 01 or 02)	\$578,046	\$578,044

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$578,044
02	Adjustment due to availability of funds		\$17,341
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$595,385

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801210D

Dear Executive Director:

This letter obligates \$170,027 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 2	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
142		0		0		142

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,698	1,698	1,698
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,704	1,704	1,698
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			142

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$599,893	\$599,893

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$38.24	\$38.24
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$65,161	\$65,161

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,633	\$1,633
10	Cost of independent audit	\$88	\$86
11	Funding for resident participation activities	\$3,550	\$3,550
12	Asset management fee	\$6,816	\$6,816
13	Information technology fee	\$3,408	\$3,408
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,495	\$15,493
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$680,549	\$680,547

Part B. Formula Income

01	PUM formula income	\$43.02	\$43.02
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$43.02	\$43.02
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$73,306	\$73,306

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$607,243	\$607,241
02	Cost of independent audit (Same as Part A, Line 10)	\$88	\$86
03	Formula amount (greater of Part D, Lines 01 or 02)	\$607,243	\$607,241

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$607,241
02	Adjustment due to availability of funds		\$18,217
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$625,458

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801310D

Dear Executive Director:

This letter obligates \$221,573 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,392	2,392	2,392
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	2,400	2,400	2,392
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.61	\$24.61
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$59,064	\$59,064

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$8,804	\$8,804
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$28,303	\$28,300
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$932,287	\$932,284

Part B. Formula Income

01	PUM formula income	\$58.73	\$58.73
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$58.73	\$58.73
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$140,952	\$140,952

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$791,335	\$791,332
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$791,335	\$791,332

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$791,332
02	Adjustment due to availability of funds		\$23,740
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$815,072

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801410D

Dear Executive Director:

This letter obligates \$326,675 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
268		0		0		268

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,196	3,196	3,196
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	3,216	3,216	3,196
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			266

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,132,193	\$1,132,193

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.85	\$20.85
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$67,054	\$67,054

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$195	\$195
10	Cost of independent audit	\$166	\$162
11	Funding for resident participation activities	\$6,650	\$6,650
12	Asset management fee	\$12,864	\$12,864
13	Information technology fee	\$6,432	\$6,432
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$26,307	\$26,303
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,225,554	\$1,225,550

Part B. Formula Income

01	PUM formula income	\$18.30	\$18.30
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$18.30	\$18.30
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$58,853	\$58,853

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,166,701	\$1,166,697
02	Cost of independent audit (Same as Part A, Line 10)	\$166	\$162
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,166,701	\$1,166,697

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,166,697
02	Adjustment due to availability of funds		\$35,001
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,201,698

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801510D

Dear Executive Director:

This letter obligates \$323,324 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
252		0		0		252

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,999	2,999	2,999
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	13		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		13	
15	Total Unit Months	3,024	3,024	2,999
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			250

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,060,727	\$1,064,599

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.84	\$36.71
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$110,999	\$111,011

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$156	\$152
11	Funding for resident participation activities	\$6,250	\$6,250
12	Asset management fee	\$12,096	\$12,096
13	Information technology fee	\$6,048	\$6,048
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$24,550	\$24,546
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,196,276	\$1,200,156

Part B. Formula Income

01	PUM formula income	\$18.28	\$18.28
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$18.28	\$18.28
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$55,078	\$55,279

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,141,198	\$1,144,877
02	Cost of independent audit (Same as Part A, Line 10)	\$156	\$152
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,141,198	\$1,144,877

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,144,877
02	Adjustment due to availability of funds		\$34,346
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,179,223

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801610D

Dear Executive Director:

This letter obligates \$325,699 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
274		0		0		274

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,953	1,953	1,953
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,300	1,300	
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	9		

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	3,288	3,279	1,953
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			163

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,154,372	\$1,154,372

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.59	\$20.59
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$67,515	\$67,515

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,373	\$3,373
10	Cost of independent audit	\$169	\$165
11	Funding for resident participation activities	\$4,075	\$4,075
12	Asset management fee	\$13,152	\$13,152
13	Information technology fee	\$6,576	\$6,576
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,345	\$27,341
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,249,232	\$1,249,228

Part B. Formula Income

01	PUM formula income	\$26.23	\$26.23
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$26.23	\$26.23
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$86,008	\$86,008

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,163,224	\$1,163,220
02	Cost of independent audit (Same as Part A, Line 10)	\$169	\$165
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,163,224	\$1,163,220

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,163,220
02	Adjustment due to availability of funds		\$34,897
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,198,117

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801710D

Dear Executive Director:

This letter obligates \$144,023 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
124		0		0		124

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,484	1,484	1,484
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	0	0	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,488	1,488	1,484
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			124

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$523,850	\$523,850

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.33	\$36.33
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$54,059	\$54,059

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,647	\$4,647
10	Cost of independent audit	\$77	\$75
11	Funding for resident participation activities	\$3,100	\$3,100
12	Asset management fee	\$5,952	\$5,952
13	Information technology fee	\$2,976	\$2,976
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,752	\$16,750
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$594,661	\$594,659

Part B. Formula Income

01	PUM formula income	\$53.96	\$53.96
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$53.96	\$53.96
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$80,292	\$80,292

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$514,369	\$514,367
02	Cost of independent audit (Same as Part A, Line 10)	\$77	\$75
03	Formula amount (greater of Part D, Lines 01 or 02)	\$514,369	\$514,367

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$514,367
02	Adjustment due to availability of funds		\$15,431
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$529,798

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500801810D

Dear Executive Director:

This letter obligates \$318,895 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 1 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,631	2,631	2,631
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	967	967	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	3,600	3,600	2,631
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			219

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.43	\$9.43
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$33,948	\$33,948

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,461	\$2,461
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$5,475	\$5,475
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$29,721	\$29,717
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,331,049	\$1,331,045

Part B. Formula Income

01	PUM formula income	\$53.13	\$53.37
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$53.13	\$53.37
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$191,268	\$192,132

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,139,781	\$1,138,913
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,139,781	\$1,138,913

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,138,913
02	Adjustment due to availability of funds		\$34,167
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,173,080

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500802010D

Dear Executive Director:

This letter obligates \$207,524 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 2 0	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
185		0		0		185

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,211	2,211	2,211
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	9		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		9	
15	Total Unit Months	2,220	2,220	2,211
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			184

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$781,551	\$781,551

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.25	\$25.25
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$56,055	\$56,055

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,330	\$6,330
10	Cost of independent audit	\$114	\$114
11	Funding for resident participation activities	\$4,600	\$4,600
12	Asset management fee	\$8,880	\$8,880
13	Information technology fee	\$4,440	\$4,440
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$24,364	\$24,364
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$861,970	\$861,970

Part B. Formula Income

01	PUM formula income	\$54.42	\$54.42
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$54.42	\$54.42
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$120,812	\$120,812

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$741,158	\$741,158
02	Cost of independent audit (Same as Part A, Line 10)	\$114	\$114
03	Formula amount (greater of Part D, Lines 01 or 02)	\$741,158	\$741,158

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$741,158
02	Adjustment due to availability of funds		\$22,235
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$763,393

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500802110D

Dear Executive Director:

This letter obligates \$231,282 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 2 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,372	2,372	2,372
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	28		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		28	
15	Total Unit Months	2,400	2,400	2,372
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			198

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$17.57	\$17.57
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$42,168	\$42,168

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,560	\$2,560
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,950	\$4,950
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,034	\$22,031
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$909,122	\$909,119

Part B. Formula Income

01	PUM formula income	\$34.63	\$34.63
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$34.63	\$34.63
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$83,112	\$83,112

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$826,010	\$826,007
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$826,010	\$826,007

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$826,007
02	Adjustment due to availability of funds		\$24,780
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$850,787

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500802210D

Dear Executive Director:

This letter obligates \$143,321 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 2 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
145		0		0		145

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,734	1,734	1,734
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,740	1,740	1,734
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			145

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$612,567	\$612,567

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.99	\$21.99
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$38,263	\$38,263

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$10,688	\$10,688
10	Cost of independent audit	\$90	\$88
11	Funding for resident participation activities	\$3,625	\$3,625
12	Asset management fee	\$6,960	\$6,960
13	Information technology fee	\$3,480	\$3,480
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$24,843	\$24,841
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$675,673	\$675,671

Part B. Formula Income

01	PUM formula income	\$94.14	\$94.14
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$94.14	\$94.14
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$163,804	\$163,804

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$511,869	\$511,867
02	Cost of independent audit (Same as Part A, Line 10)	\$90	\$88
03	Formula amount (greater of Part D, Lines 01 or 02)	\$511,869	\$511,867

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$511,867
02	Adjustment due to availability of funds		\$15,356
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$527,223

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500802310D

Dear Executive Director:

This letter obligates \$83,551 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 2 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
74		0		0		74

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	876	876	876
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	0		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		0	
15	Total Unit Months	888	888	876
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			73

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$312,620	\$312,620

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.44	\$24.44
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,703	\$21,703

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,279	\$2,279
10	Cost of independent audit	\$46	\$45
11	Funding for resident participation activities	\$1,825	\$1,825
12	Asset management fee	\$3,552	\$3,552
13	Information technology fee	\$1,776	\$1,776
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,478	\$9,477
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$343,801	\$343,800

Part B. Formula Income

01	PUM formula income	\$51.13	\$51.13
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$51.13	\$51.13
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$45,403	\$45,403

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$298,398	\$298,397
02	Cost of independent audit (Same as Part A, Line 10)	\$46	\$45
03	Formula amount (greater of Part D, Lines 01 or 02)	\$298,398	\$298,397

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$298,397
02	Adjustment due to availability of funds		\$8,952
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$307,349

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500802410D

Dear Executive Director:

This letter obligates \$93,869 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 2 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
98		0		0		98

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,171	1,171	1,171
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	1,176	1,176	1,171
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			98

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$414,011	\$414,011

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$3.37	\$3.37
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$3,963	\$3,963

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$9,059	\$9,059
10	Cost of independent audit	\$61	\$59
11	Funding for resident participation activities	\$2,450	\$2,450
12	Asset management fee	\$4,704	\$4,704
13	Information technology fee	\$2,352	\$2,352
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,626	\$18,624
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$436,600	\$436,598

Part B. Formula Income

01	PUM formula income	\$86.18	\$86.18
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$86.18	\$86.18
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$101,348	\$101,348

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$335,252	\$335,250
02	Cost of independent audit (Same as Part A, Line 10)	\$61	\$59
03	Formula amount (greater of Part D, Lines 01 or 02)	\$335,252	\$335,250

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$335,250
02	Adjustment due to availability of funds		\$10,058
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$345,308

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500802510D

Dear Executive Director:

This letter obligates \$354,383 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 2 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,578	3,578	3,578
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	21		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	1		

Calculations Based on Unit Months:

14	Limited vacancies		21	
15	Total Unit Months	3,600	3,599	3,578
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			298

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,028	\$1,267,028

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$30.97	\$30.97
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$111,461	\$111,461

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,136	\$6,136
10	Cost of independent audit	\$185	\$185
11	Funding for resident participation activities	\$7,450	\$7,450
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$35,371	\$35,371
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,413,860	\$1,413,860

Part B. Formula Income

01	PUM formula income	\$41.18	\$41.18
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$41.18	\$41.18
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$148,207	\$148,207

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,265,653	\$1,265,653
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$185
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,265,653	\$1,265,653

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,265,653
02	Adjustment due to availability of funds		\$37,970
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,303,623

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500802610D

Dear Executive Director:

This letter obligates \$107,539 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 8 0 2 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
101		0		0		101

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,146	1,146	1,146
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	11	11	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	55		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		36	
15	Total Unit Months	1,212	1,193	1,146
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			96

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$419,996	\$419,996

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.22	\$26.22
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$31,280	\$31,280

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$61
11	Funding for resident participation activities	\$2,400	\$2,400
12	Asset management fee	\$4,848	\$4,848
13	Information technology fee	\$2,424	\$2,424
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,734	\$9,733
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$461,010	\$461,009

Part B. Formula Income

01	PUM formula income	\$64.49	\$64.49
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$64.49	\$64.49
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$76,937	\$76,937

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$384,073	\$384,072
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$61
03	Formula amount (greater of Part D, Lines 01 or 02)	\$384,073	\$384,072

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$384,072
02	Adjustment due to availability of funds		\$11,522
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$395,594

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900110D

Dear Executive Director:

This letter obligates \$178,903 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,793	1,793	1,793
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	7		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		7	
15	Total Unit Months	1,800	1,800	1,793
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			149

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.23	\$31.23
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$56,214	\$56,214

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,290	\$1,290
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,725	\$3,725
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,908	\$15,906
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$705,812	\$705,810

Part B. Formula Income

01	PUM formula income	\$37.15	\$37.15
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$37.15	\$37.15
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$66,870	\$66,870

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$638,942	\$638,940
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$638,942	\$638,940

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$638,940
02	Adjustment due to availability of funds		\$19,168
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$658,108

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900210D

Dear Executive Director:

This letter obligates \$58,527 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
55		0		0		55

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	657	657	657
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	660	660	657
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			55

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$232,353	\$232,353

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.70	\$18.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$12,342	\$12,342

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,183	\$1,183
10	Cost of independent audit	\$34	\$33
11	Funding for resident participation activities	\$1,375	\$1,375
12	Asset management fee	\$2,640	\$2,640
13	Information technology fee	\$1,320	\$1,320
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$6,552	\$6,551
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$251,247	\$251,246

Part B. Formula Income

01	PUM formula income	\$63.97	\$63.97
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$63.97	\$63.97
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$42,220	\$42,220

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$209,027	\$209,026
02	Cost of independent audit (Same as Part A, Line 10)	\$34	\$33
03	Formula amount (greater of Part D, Lines 01 or 02)	\$209,027	\$209,026

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$209,026
02	Adjustment due to availability of funds		\$6,271
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$215,297

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900310D

Dear Executive Director:

This letter obligates \$224,301 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,756	1,756	1,756
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	631	631	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	12		

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	2,400	2,388	1,756
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			146

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$840,695	\$840,695

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$7.48	\$7.48
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$17,862	\$17,862

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$3,650	\$3,650
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,174	\$18,171
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$876,731	\$876,728

Part B. Formula Income

01	PUM formula income	\$31.68	\$31.68
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$31.68	\$31.68
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$75,652	\$75,652

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$801,079	\$801,076
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$801,079	\$801,076

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$801,076
02	Adjustment due to availability of funds		\$24,032
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$825,108

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900410D

Dear Executive Director:

This letter obligates \$80,403 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	838	838	838
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	840	840	838
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			70

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,722	\$295,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.12	\$22.12
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$18,581	\$18,581

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,845	\$1,845
10	Cost of independent audit	\$43	\$42
11	Funding for resident participation activities	\$1,750	\$1,750
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,678	\$8,677
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$322,981	\$322,980

Part B. Formula Income

01	PUM formula income	\$42.04	\$42.65
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$42.04	\$42.65
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$35,314	\$35,826

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$287,667	\$287,154
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$42
03	Formula amount (greater of Part D, Lines 01 or 02)	\$287,667	\$287,154

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$287,154
02	Adjustment due to availability of funds		\$8,615
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$295,769

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900510D

Dear Executive Director:

This letter obligates \$211,723 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
170		0		0		170

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,983	1,983	1,983
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	57		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		57	
15	Total Unit Months	2,040	2,040	1,983
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			165

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$718,182	\$718,182

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$36.45	\$36.45
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$74,358	\$74,358

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$105	\$103
11	Funding for resident participation activities	\$4,125	\$4,125
12	Asset management fee	\$8,160	\$8,160
13	Information technology fee	\$4,080	\$4,080
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,470	\$16,468
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$809,010	\$809,008

Part B. Formula Income

01	PUM formula income	\$25.91	\$25.91
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$25.91	\$25.91
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$52,856	\$52,856

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$756,154	\$756,152
02	Cost of independent audit (Same as Part A, Line 10)	\$105	\$103
03	Formula amount (greater of Part D, Lines 01 or 02)	\$756,154	\$756,152

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$756,152
02	Adjustment due to availability of funds		\$22,685
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$778,837

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900610D

Dear Executive Director:

This letter obligates \$112,241 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,198	1,198	1,198
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	1,200	1,200	1,198
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.36	\$12.36
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$14,832	\$14,832

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,413	\$1,413
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,175	\$11,173
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$448,467	\$448,465

Part B. Formula Income

01	PUM formula income	\$39.67	\$39.67
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$39.67	\$39.67
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$47,604	\$47,604

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$400,863	\$400,861
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$400,863	\$400,861

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$400,861
02	Adjustment due to availability of funds		\$12,026
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$412,887

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900710D

Dear Executive Director:

This letter obligates \$149,993 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
126		0		0		126

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,508	1,508	1,508
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,512	1,512	1,508
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			126

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$532,300	\$532,300

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.89	\$33.89
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$51,242	\$51,242

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,033	\$4,033
10	Cost of independent audit	\$78	\$76
11	Funding for resident participation activities	\$3,150	\$3,150
12	Asset management fee	\$6,048	\$6,048
13	Information technology fee	\$3,024	\$3,024
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,333	\$16,331
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$599,875	\$599,873

Part B. Formula Income

01	PUM formula income	\$42.45	\$42.45
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$42.45	\$42.45
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$64,184	\$64,184

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$535,691	\$535,689
02	Cost of independent audit (Same as Part A, Line 10)	\$78	\$76
03	Formula amount (greater of Part D, Lines 01 or 02)	\$535,691	\$535,689

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$535,689
02	Adjustment due to availability of funds		\$16,071
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$551,760

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900810D

Dear Executive Director:

This letter obligates \$80,559 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
80		0		0		80

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	561	561	561
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	399	399	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	960	960	561
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			47

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$337,968	\$337,968

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.58	\$14.58
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,997	\$13,997

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,589	\$1,589
10	Cost of independent audit	\$49	\$48
11	Funding for resident participation activities	\$1,175	\$1,175
12	Asset management fee	\$3,840	\$3,840
13	Information technology fee	\$1,920	\$1,920
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$8,573	\$8,572
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$360,538	\$360,537

Part B. Formula Income

01	PUM formula income	\$75.86	\$75.86
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$75.86	\$75.86
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$72,826	\$72,826

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$287,712	\$287,711
02	Cost of independent audit (Same as Part A, Line 10)	\$49	\$48
03	Formula amount (greater of Part D, Lines 01 or 02)	\$287,712	\$287,711

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$287,711
02	Adjustment due to availability of funds		\$8,631
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$296,342

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500900910D

Dear Executive Director:

This letter obligates \$77,643 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
70		0		0		70

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	839	839	839
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	840	840	839
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			70

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$295,722	\$295,722

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.90	\$12.90
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$10,836	\$10,836

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$541	\$541
10	Cost of independent audit	\$43	\$42
11	Funding for resident participation activities	\$1,750	\$1,750
12	Asset management fee	\$3,360	\$3,360
13	Information technology fee	\$1,680	\$1,680
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,374	\$7,373
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$313,932	\$313,931

Part B. Formula Income

01	PUM formula income	\$43.61	\$43.61
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$43.61	\$43.61
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$36,632	\$36,632

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$277,300	\$277,299
02	Cost of independent audit (Same as Part A, Line 10)	\$43	\$42
03	Formula amount (greater of Part D, Lines 01 or 02)	\$277,300	\$277,299

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$277,299
02	Adjustment due to availability of funds		\$8,319
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$285,618

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901010D

Dear Executive Director:

This letter obligates \$396,769 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,364	3,364	3,364
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13	0	0	0
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	213	213	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	23		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		23	
15	Total Unit Months	3,600	3,600	3,364
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			280

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$79.25	\$79.25
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$285,300	\$285,300

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,606	\$6,606
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,000	\$7,000
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$35,391	\$35,387
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,588,071	\$1,588,067

Part B. Formula Income

01	PUM formula income	\$47.51	\$47.51
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$47.51	\$47.51
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$171,036	\$171,036

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,417,035	\$1,417,031
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,417,035	\$1,417,031

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,417,031
02	Adjustment due to availability of funds		\$42,511
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,459,542

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901110D

Dear Executive Director:

This letter obligates \$418,152 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
280		0		0		280

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,929	1,929	1,929
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13	0	0	0
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,428	1,428	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	3,360	3,360	1,929
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			161

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,182,888	\$1,182,888

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$117.48	\$117.48
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$394,733	\$394,733

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$173	\$169
11	Funding for resident participation activities	\$4,025	\$4,025
12	Asset management fee	\$13,440	\$13,440
13	Information technology fee	\$6,720	\$6,720
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$24,358	\$24,354
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,601,979	\$1,601,975

Part B. Formula Income

01	PUM formula income	\$32.31	\$32.31
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.31	\$32.31
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$108,562	\$108,562

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,493,417	\$1,493,413
02	Cost of independent audit (Same as Part A, Line 10)	\$173	\$169
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,493,417	\$1,493,413

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,493,413
02	Adjustment due to availability of funds		\$44,802
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,538,215

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901210D

Dear Executive Director:

This letter obligates \$102,443 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
116		0		0		116

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,387	1,387	1,387
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	5		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		5	
15	Total Unit Months	1,392	1,392	1,387
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			116

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$490,054	\$490,054

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.24	\$9.24
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$12,862	\$12,862

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$11,419	\$11,419
10	Cost of independent audit	\$72	\$70
11	Funding for resident participation activities	\$2,900	\$2,900
12	Asset management fee	\$5,568	\$5,568
13	Information technology fee	\$2,784	\$2,784
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,743	\$22,741
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$525,659	\$525,657

Part B. Formula Income

01	PUM formula income	\$114.79	\$114.79
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$114.79	\$114.79
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$159,788	\$159,788

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$365,871	\$365,869
02	Cost of independent audit (Same as Part A, Line 10)	\$72	\$70
03	Formula amount (greater of Part D, Lines 01 or 02)	\$365,871	\$365,869

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$365,869
02	Adjustment due to availability of funds		\$10,976
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$376,845

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901310D

Dear Executive Director:

This letter obligates \$186,552 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
152						152

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,801	1,801	1,801
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	1,824	1,824	1,801
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			150

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$642,139	\$642,139

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.14	\$26.14
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$47,679	\$47,679

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$706	\$706
10	Cost of independent audit	\$94	\$92
11	Funding for resident participation activities	\$3,750	\$3,750
12	Asset management fee	\$7,296	\$7,296
13	Information technology fee	\$3,648	\$3,648
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,494	\$15,492
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$705,312	\$705,310

Part B. Formula Income

01	PUM formula income	\$21.41	\$21.41
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$21.41	\$21.41
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$39,052	\$39,052

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$666,260	\$666,258
02	Cost of independent audit (Same as Part A, Line 10)	\$94	\$92
03	Formula amount (greater of Part D, Lines 01 or 02)	\$666,260	\$666,258

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$666,258
02	Adjustment due to availability of funds		\$19,988
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$686,246

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901410D

Dear Executive Director:

This letter obligates \$687,965 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
586		0		0		586

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	6,986	6,986	6,986
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	34		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		34	
15	Total Unit Months	7,032	7,032	6,986
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			582

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,475,616	\$2,475,616

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$11.54	\$11.54
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$81,149	\$81,149

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,384	\$5,384
10	Cost of independent audit	\$362	\$354
11	Funding for resident participation activities	\$14,550	\$14,550
12	Asset management fee	\$28,128	\$28,128
13	Information technology fee	\$14,064	\$14,064
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$62,488	\$62,480
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,619,253	\$2,619,245

Part B. Formula Income

01	PUM formula income	\$23.07	\$23.07
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$23.07	\$23.07
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$162,228	\$162,228

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,457,025	\$2,457,017
02	Cost of independent audit (Same as Part A, Line 10)	\$362	\$354
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,457,025	\$2,457,017

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,457,017
02	Adjustment due to availability of funds		\$73,711
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,530,728

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901510D

Dear Executive Director:

This letter obligates \$274,141 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
238		0		0		238

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,839	2,839	2,839
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	17		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		17	
15	Total Unit Months	2,856	2,856	2,839
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			237

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,005,455	\$1,005,455

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.19	\$13.19
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$37,671	\$37,671

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,824	\$5,824
10	Cost of independent audit	\$147	\$144
11	Funding for resident participation activities	\$5,925	\$5,925
12	Asset management fee	\$11,424	\$11,424
13	Information technology fee	\$5,712	\$5,712
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$29,032	\$29,029
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,072,158	\$1,072,155

Part B. Formula Income

01	PUM formula income	\$32.59	\$32.59
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.59	\$32.59
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$93,077	\$93,077

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$979,081	\$979,078
02	Cost of independent audit (Same as Part A, Line 10)	\$147	\$144
03	Formula amount (greater of Part D, Lines 01 or 02)	\$979,081	\$979,078

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$979,078
02	Adjustment due to availability of funds		\$29,372
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,008,450

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901610D

Dear Executive Director:

This letter obligates \$314,572 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
270		0		0		270

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,212	3,212	3,212
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	28		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		28	
15	Total Unit Months	3,240	3,240	3,212
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			268

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,140,642	\$1,140,642

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.76	\$16.76
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$54,302	\$54,302

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,970	\$5,970
10	Cost of independent audit	\$167	\$163
11	Funding for resident participation activities	\$6,700	\$6,700
12	Asset management fee	\$12,960	\$12,960
13	Information technology fee	\$6,480	\$6,480
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$32,277	\$32,273
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,227,221	\$1,227,217

Part B. Formula Income

01	PUM formula income	\$32.02	\$32.02
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.02	\$32.02
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$103,745	\$103,745

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,123,476	\$1,123,472
02	Cost of independent audit (Same as Part A, Line 10)	\$167	\$163
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,123,476	\$1,123,472

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,123,472
02	Adjustment due to availability of funds		\$33,704
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,157,176

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901710D

Dear Executive Director:

This letter obligates \$548,857 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 7	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
480		0		0		480

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,254	3,254	3,254
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	2,495	2,495	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	5,760	5,760	3,254
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			271

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,027,808	\$2,027,808

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.67	\$13.67
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$78,739	\$78,739

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$270	\$270
10	Cost of independent audit	\$297	\$290
11	Funding for resident participation activities	\$6,775	\$6,775
12	Asset management fee	\$23,040	\$23,040
13	Information technology fee	\$11,520	\$11,520
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$41,902	\$41,895
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,148,449	\$2,148,442

Part B. Formula Income

01	PUM formula income	\$32.68	\$32.68
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.68	\$32.68
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$188,237	\$188,237

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,960,212	\$1,960,205
02	Cost of independent audit (Same as Part A, Line 10)	\$297	\$290
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,960,212	\$1,960,205

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,960,205
02	Adjustment due to availability of funds		\$58,806
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,019,011

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901810D

Dear Executive Director:

This letter obligates \$145,413 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
120		0		0		120

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,432	1,432	1,432
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,440	1,440	1,432
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			119

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$506,952	\$506,952

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$27.69	\$27.69
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$39,874	\$39,874

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$74	\$72
11	Funding for resident participation activities	\$2,975	\$2,975
12	Asset management fee	\$5,760	\$5,760
13	Information technology fee	\$2,880	\$2,880
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$11,689	\$11,687
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$558,515	\$558,513

Part B. Formula Income

01	PUM formula income	\$27.21	\$27.21
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$27.21	\$27.21
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$39,182	\$39,182

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$519,333	\$519,331
02	Cost of independent audit (Same as Part A, Line 10)	\$74	\$72
03	Formula amount (greater of Part D, Lines 01 or 02)	\$519,333	\$519,331

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$519,331
02	Adjustment due to availability of funds		\$15,580
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$534,911

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500901910D

Dear Executive Director:

This letter obligates \$464,502 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 1 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
404		0		0		404

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,623	3,623	3,623
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	1,196	1,196	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	27		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	2		

Calculations Based on Unit Months:

14	Limited vacancies		27	
15	Total Unit Months	4,848	4,846	3,623
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			302

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,706,034	\$1,706,034

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$23.43	\$23.43
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$113,542	\$113,542

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$250	\$244
11	Funding for resident participation activities	\$7,550	\$7,550
12	Asset management fee	\$19,392	\$19,392
13	Information technology fee	\$9,696	\$9,696
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$36,888	\$36,882
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,856,464	\$1,856,458

Part B. Formula Income

01	PUM formula income	\$40.76	\$40.76
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$40.76	\$40.76
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$197,523	\$197,523

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,658,941	\$1,658,935
02	Cost of independent audit (Same as Part A, Line 10)	\$250	\$244
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,658,941	\$1,658,935

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,658,935
02	Adjustment due to availability of funds		\$49,768
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,708,703

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902010D

Dear Executive Director:

This letter obligates \$406,354 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
350		0		0		350

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	4,161	4,161	4,161
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	39		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		39	
15	Total Unit Months	4,200	4,200	4,161
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			347

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,478,610	\$1,478,610

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.15	\$18.15
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$76,230	\$76,230

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$8,346	\$8,346
10	Cost of independent audit	\$216	\$211
11	Funding for resident participation activities	\$8,675	\$8,675
12	Asset management fee	\$16,800	\$16,800
13	Information technology fee	\$8,400	\$8,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$42,437	\$42,432
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,597,277	\$1,597,272

Part B. Formula Income

01	PUM formula income	\$34.76	\$34.76
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$34.76	\$34.76
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$145,992	\$145,992

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,451,285	\$1,451,280
02	Cost of independent audit (Same as Part A, Line 10)	\$216	\$211
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,451,285	\$1,451,280

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,451,280
02	Adjustment due to availability of funds		\$43,538
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,494,818

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902110D

Dear Executive Director:

This letter obligates \$203,745 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
180		0		0		180

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,156	2,156	2,156
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	2,160	2,160	2,156
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			180

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$760,428	\$760,428

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$3.70	\$3.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$7,992	\$7,992

Add-Ons

07	Self-sufficiency		\$0
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$191	\$191
10	Cost of independent audit	\$111	\$109
11	Funding for resident participation activities	\$4,500	\$4,500
12	Asset management fee	\$8,640	\$8,640
13	Information technology fee	\$4,320	\$4,320
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,762	\$17,760
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$786,182	\$786,180

Part B. Formula Income

01	PUM formula income	\$27.09	\$27.09
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$27.09	\$27.09
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$58,514	\$58,514

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$727,668	\$727,666
02	Cost of independent audit (Same as Part A, Line 10)	\$111	\$109
03	Formula amount (greater of Part D, Lines 01 or 02)	\$727,668	\$727,666

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$727,666
02	Adjustment due to availability of funds		\$21,830
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$749,496

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902210D

Dear Executive Director:

This letter obligates \$359,840 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 2	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,375	3,375	3,375
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	203	203	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	22		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		22	
15	Total Unit Months	3,600	3,600	3,375
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			281

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.13	\$25.13
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$90,468	\$90,468

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$261	\$261
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,025	\$7,025
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$29,071	\$29,067
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,386,919	\$1,386,915

Part B. Formula Income

01	PUM formula income	\$28.27	\$28.27
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.27	\$28.27
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$101,772	\$101,772

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,285,147	\$1,285,143
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,285,147	\$1,285,143

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,285,143
02	Adjustment due to availability of funds		\$38,554
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,323,697

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902310D

Dear Executive Director:

This letter obligates \$463,478 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
400		0		0		400

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	850	850	850
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	3,949	3,949	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	4,800	4,800	850
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			71

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,689,840	\$1,689,840

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.11	\$14.11
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$67,728	\$67,728

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$247	\$242
11	Funding for resident participation activities	\$1,775	\$1,775
12	Asset management fee	\$19,200	\$19,200
13	Information technology fee	\$9,600	\$9,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$30,822	\$30,817
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,788,390	\$1,788,385

Part B. Formula Income

01	PUM formula income	\$27.73	\$27.73
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$27.73	\$27.73
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$133,104	\$133,104

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,655,286	\$1,655,281
02	Cost of independent audit (Same as Part A, Line 10)	\$247	\$242
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,655,286	\$1,655,281

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,655,281
02	Adjustment due to availability of funds		\$49,658
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,704,939

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902410D

Dear Executive Director:

This letter obligates \$356,340 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
272		0		0		272

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,212	3,212	3,212
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	52		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		52	
15	Total Unit Months	3,264	3,264	3,212
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			268

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,149,091	\$1,149,091

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.22	\$31.22
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$101,902	\$101,902

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$168	\$164
11	Funding for resident participation activities	\$6,700	\$6,700
12	Asset management fee	\$13,056	\$13,056
13	Information technology fee	\$6,528	\$6,528
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$26,452	\$26,448
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,277,445	\$1,277,441

Part B. Formula Income

01	PUM formula income	\$1.47	\$1.47
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$1.47	\$1.47
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$4,798	\$4,798

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,272,647	\$1,272,643
02	Cost of independent audit (Same as Part A, Line 10)	\$168	\$164
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,272,647	\$1,272,643

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,272,643
02	Adjustment due to availability of funds		\$38,179
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,310,822

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902510D

Dear Executive Director:

This letter obligates \$246,120 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,386	2,386	2,386
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	14		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		14	
15	Total Unit Months	2,400	2,400	2,386
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.55	\$28.55
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$68,520	\$68,520

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,499	\$19,496
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$932,939	\$932,936

Part B. Formula Income

01	PUM formula income	\$22.47	\$22.47
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$22.47	\$22.47
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$53,928	\$53,928

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$879,011	\$879,008
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$879,011	\$879,008

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$879,008
02	Adjustment due to availability of funds		\$26,370
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$905,378

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902610D

Dear Executive Director:

This letter obligates \$153,956 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
107		0		0		107

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,282	1,282	1,282
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	1,284	1,284	1,282
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			107

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$452,032	\$452,032

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$197.02	\$197.02
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$252,974	\$252,974

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$9,518	\$9,518
10	Cost of independent audit	\$70	\$65
11	Funding for resident participation activities	\$2,675	\$2,675
12	Asset management fee	\$5,136	\$5,136
13	Information technology fee	\$2,568	\$2,568
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,967	\$19,962
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$724,973	\$724,968

Part B. Formula Income

01	PUM formula income	\$136.39	\$136.39
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$136.39	\$136.39
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$175,125	\$175,125

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$549,848	\$549,843
02	Cost of independent audit (Same as Part A, Line 10)	\$70	\$65
03	Formula amount (greater of Part D, Lines 01 or 02)	\$549,848	\$549,843

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$549,843
02	Adjustment due to availability of funds		\$16,495
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$566,338

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902710D

Dear Executive Director:

This letter obligates \$204,538 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 7	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
168		0		0		168

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,006	2,006	2,006
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	10		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		10	
15	Total Unit Months	2,016	2,016	2,006
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			167

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$709,733	\$709,733

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.49	\$26.49
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$53,404	\$53,404

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$636	\$636
10	Cost of independent audit	\$104	\$104
11	Funding for resident participation activities	\$4,175	\$4,175
12	Asset management fee	\$8,064	\$8,064
13	Information technology fee	\$4,032	\$4,032
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,011	\$17,008
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$780,148	\$780,145

Part B. Formula Income

01	PUM formula income	\$24.63	\$24.63
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$24.63	\$24.63
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$49,654	\$49,654

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$730,494	\$730,491
02	Cost of independent audit (Same as Part A, Line 10)	\$104	\$101
03	Formula amount (greater of Part D, Lines 01 or 02)	\$730,494	\$730,491

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$730,491
02	Adjustment due to availability of funds		\$21,915
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$752,406

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902810D

Dear Executive Director:

This letter obligates \$155,998 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
131		0		0		131

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,552	1,552	1,552
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	8		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		8	
15	Total Unit Months	1,572	1,572	1,552
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			129

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$553,423	\$553,423

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$7.34	\$7.34
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$11,538	\$11,538

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$81	\$79
11	Funding for resident participation activities	\$3,225	\$3,225
12	Asset management fee	\$6,288	\$6,288
13	Information technology fee	\$3,144	\$3,144
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$12,738	\$12,736
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$577,699	\$577,697

Part B. Formula Income

01	PUM formula income	\$13.08	\$13.08
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$13.08	\$13.08
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$20,562	\$20,562

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$557,137	\$557,135
02	Cost of independent audit (Same as Part A, Line 10)	\$81	\$79
03	Formula amount (greater of Part D, Lines 01 or 02)	\$557,137	\$557,135

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$557,135
02	Adjustment due to availability of funds		\$16,714
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$573,849

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500902910D

Dear Executive Director:

This letter obligates \$122,508 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 2 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,194	1,194	1,194
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,200	1,200	1,194
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			100

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.39	\$25.39
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$30,468	\$30,468

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,500	\$2,500
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,762	\$9,760
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$462,690	\$462,688

Part B. Formula Income

01	PUM formula income	\$20.96	\$20.96
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$20.96	\$20.96
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$25,152	\$25,152

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$437,538	\$437,536
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$437,538	\$437,536

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$437,536
02	Adjustment due to availability of funds		\$13,126
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$450,662

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500903010D

Dear Executive Director:

This letter obligates \$164,466 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 3 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,767	1,767	1,767
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	9		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		9	
15	Total Unit Months	1,800	1,800	1,767
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			147

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.57	\$33.57
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$60,426	\$60,426

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$11,720	\$11,720
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,675	\$3,675
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$26,288	\$26,286
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$720,404	\$720,402

Part B. Formula Income

01	PUM formula income	\$73.90	\$73.90
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$73.90	\$73.90
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$133,020	\$133,020

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$587,384	\$587,382
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$587,384	\$587,382

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$587,382
02	Adjustment due to availability of funds		\$17,621
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$605,003

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500903110D

Dear Executive Director:

This letter obligates \$46,624 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 3 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
50		0		0		50

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	600	600	600
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	0		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		0	
15	Total Unit Months	600	600	600
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			50

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$211,230	\$211,230

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.68	\$20.68
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$12,408	\$12,408

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,789	\$4,789
10	Cost of independent audit	\$31	\$30
11	Funding for resident participation activities	\$1,250	\$1,250
12	Asset management fee	\$2,400	\$2,400
13	Information technology fee	\$1,200	\$1,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,670	\$9,669
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$233,308	\$233,307

Part B. Formula Income

01	PUM formula income	\$111.32	\$111.32
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$111.32	\$111.32
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$66,792	\$66,792

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$166,516	\$166,515
02	Cost of independent audit (Same as Part A, Line 10)	\$31	\$30
03	Formula amount (greater of Part D, Lines 01 or 02)	\$166,516	\$166,515

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$166,515
02	Adjustment due to availability of funds		\$4,995
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$171,510

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500903210D

Dear Executive Director:

This letter obligates \$173,327 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 3 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
148		0		0		148

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,772	1,772	1,772
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	4		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		4	
15	Total Unit Months	1,776	1,776	1,772
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			148

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$625,241	\$625,241

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$22.48	\$22.48
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$39,924	\$39,924

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,173	\$3,173
10	Cost of independent audit	\$92	\$89
11	Funding for resident participation activities	\$3,700	\$3,700
12	Asset management fee	\$7,104	\$7,104
13	Information technology fee	\$3,552	\$3,552
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,621	\$17,618
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$682,786	\$682,783

Part B. Formula Income

01	PUM formula income	\$35.90	\$35.90
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$35.90	\$35.90
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$63,758	\$63,758

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$619,028	\$619,025
02	Cost of independent audit (Same as Part A, Line 10)	\$92	\$89
03	Formula amount (greater of Part D, Lines 01 or 02)	\$619,028	\$619,025

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$619,025
02	Adjustment due to availability of funds		\$18,571
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$637,596

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500903310D

Dear Executive Director:

This letter obligates \$230,165 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 3 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,389	2,389	2,389
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	11		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		11	
15	Total Unit Months	2,400	2,400	2,389
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.40	\$20.40
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$48,960	\$48,960

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,441	\$2,441
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,940	\$21,937
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$915,820	\$915,817

Part B. Formula Income

01	PUM formula income	\$39.08	\$39.08
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$39.08	\$39.08
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$93,792	\$93,792

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$822,028	\$822,025
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$822,028	\$822,025

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$822,025
02	Adjustment due to availability of funds		\$24,661
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$846,686

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500903410D

Dear Executive Director:

This letter obligates \$127,229 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 3 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
140		0		33		107

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,345	1,345	1,345
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	35		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	300		

Calculations Based on Unit Months:

14	Limited vacancies		35	
15	Total Unit Months	1,680	1,380	1,345
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			112

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$485,829	\$485,829

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$25.60	\$25.60
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$35,328	\$35,328

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,174	\$1,174
10	Cost of independent audit	\$66	\$85
11	Funding for resident participation activities	\$2,800	\$2,800
12	Asset management fee	\$6,720	\$6,720
13	Information technology fee	\$3,360	\$3,360
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$14,120	\$14,139
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$535,277	\$535,296

Part B. Formula Income

01	PUM formula income	\$58.63	\$58.63
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$58.63	\$58.63
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$80,909	\$80,909

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$454,368	\$454,387
02	Cost of independent audit (Same as Part A, Line 10)	\$66	\$85
03	Formula amount (greater of Part D, Lines 01 or 02)	\$454,368	\$454,387

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$454,387
02	Adjustment due to availability of funds		\$13,632
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$468,019

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500903510D

Dear Executive Director:

This letter obligates \$265,859 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 3 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
224		0		0		224

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,625	2,625	2,625
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	24	24	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	39		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		39	
15	Total Unit Months	2,688	2,688	2,625
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			219

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$946,310	\$946,310

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.87	\$33.87
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$91,043	\$91,043

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$74	\$74
10	Cost of independent audit	\$138	\$135
11	Funding for resident participation activities	\$5,475	\$5,475
12	Asset management fee	\$10,752	\$10,752
13	Information technology fee	\$5,376	\$5,376
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,815	\$21,812
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,059,168	\$1,059,165

Part B. Formula Income

01	PUM formula income	\$40.80	\$40.80
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$40.80	\$40.80
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$109,670	\$109,670

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$949,498	\$949,495
02	Cost of independent audit (Same as Part A, Line 10)	\$138	\$135
03	Formula amount (greater of Part D, Lines 01 or 02)	\$949,498	\$949,495

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$949,495
02	Adjustment due to availability of funds		\$28,485
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$977,980

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00500903610D

Dear Executive Director:

This letter obligates \$102,957 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 0 9 0 3 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
79		0		0		79

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	942	942	942
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	948	948	942
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			79

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$333,743	\$333,743

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$44.23	\$44.23
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$41,930	\$41,930

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$264	\$264
10	Cost of independent audit	\$49	\$48
11	Funding for resident participation activities	\$1,975	\$1,975
12	Asset management fee	\$3,792	\$3,792
13	Information technology fee	\$1,896	\$1,896
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$7,976	\$7,975
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$383,649	\$383,648

Part B. Formula Income

01	PUM formula income	\$16.82	\$16.82
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$16.82	\$16.82
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$15,945	\$15,945

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$367,704	\$367,703
02	Cost of independent audit (Same as Part A, Line 10)	\$49	\$48
03	Formula amount (greater of Part D, Lines 01 or 02)	\$367,704	\$367,703

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$367,703
02	Adjustment due to availability of funds		\$11,031
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$378,734

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000110D

Dear Executive Director:

This letter obligates \$434,601 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
420		0		0		420

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	4,958	4,958	4,958
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	48	48	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	34		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		34	
15	Total Unit Months	5,040	5,040	4,958
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			413

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,774,332	\$1,774,332

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.93	\$28.93
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$145,807	\$145,807

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		\$27,596
10	Cost of independent audit	\$260	\$254
11	Funding for resident participation activities	\$10,325	\$10,325
12	Asset management fee	\$20,160	\$20,160
13	Information technology fee	\$10,080	\$10,080
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$40,825	\$68,415
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,960,964	\$1,988,554

Part B. Formula Income

01	PUM formula income	\$67.44	\$67.44
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$67.44	\$67.44
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$339,898	\$339,898

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,621,066	\$1,648,656
02	Cost of independent audit (Same as Part A, Line 10)	\$260	\$254
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,621,066	\$1,648,656

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,648,656
02	Adjustment due to availability of funds		\$49,460
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,698,116

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000210D

Dear Executive Director:

This letter obligates \$158,643 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
132		0		0		132

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,554	1,554	1,554
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	18		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		18	
15	Total Unit Months	1,584	1,584	1,554
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			130

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$557,647	\$557,647

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$63.25	\$63.25
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$100,188	\$100,188

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,923	\$5,923
10	Cost of independent audit	\$82	\$80
11	Funding for resident participation activities	\$3,250	\$3,250
12	Asset management fee	\$6,336	\$6,336
13	Information technology fee	\$3,168	\$3,168
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,759	\$18,757
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$676,594	\$676,592

Part B. Formula Income

01	PUM formula income	\$69.45	\$69.45
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$69.45	\$69.45
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$110,009	\$110,009

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$566,585	\$566,583
02	Cost of independent audit (Same as Part A, Line 10)	\$82	\$80
03	Formula amount (greater of Part D, Lines 01 or 02)	\$566,585	\$566,583

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$566,583
02	Adjustment due to availability of funds		\$16,997
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$583,580

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000310D

Dear Executive Director:

This letter obligates \$154,634 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
484		0		0		484

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	0	0	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	5,808		
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	5,808	0	0
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$0.00	\$0.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$0	\$0

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$19,554	\$19,554
10	Cost of independent audit	\$299	\$234
11	Funding for resident participation activities	\$0	\$0
12	Asset management fee	\$23,232	\$23,232
13	Information technology fee	\$11,616	\$11,616
14	Asset repositioning fee	\$511,177	\$511,177
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$565,878	\$565,813
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$565,878	\$565,813

Part B. Formula Income

01	PUM formula income	\$60.99	\$60.99
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$60.99	\$60.99
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$565,878	\$565,813
02	Cost of independent audit (Same as Part A, Line 10)	\$299	\$234
03	Formula amount (greater of Part D, Lines 01 or 02)	\$565,878	\$565,813

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$565,813
02	Adjustment due to availability of funds		\$16,974
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$582,787

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000410D

Dear Executive Director:

This letter obligates \$159,940 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
164		0		0		164

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,553	1,553	1,553
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	360	360	
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	31		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	12		

Calculations Based on Unit Months:

14	Limited vacancies		31	
15	Total Unit Months	1,968	1,956	1,553
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			129

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$684,385	\$688,610

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$24.85	\$24.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$48,308	\$48,313

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$7,664	\$7,664
10	Cost of independent audit	\$101	\$99
11	Funding for resident participation activities	\$3,225	\$3,225
12	Asset management fee	\$7,872	\$7,872
13	Information technology fee	\$3,936	\$3,936
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,798	\$22,796
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$755,491	\$759,719

Part B. Formula Income

01	PUM formula income	\$100.51	\$100.51
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$100.51	\$100.51
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$195,391	\$196,598

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$560,100	\$563,121
02	Cost of independent audit (Same as Part A, Line 10)	\$101	\$99
03	Formula amount (greater of Part D, Lines 01 or 02)	\$560,100	\$563,121

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$563,121
02	Adjustment due to availability of funds		\$16,894
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$580,015

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000510D

Dear Executive Director:

This letter obligates \$713,526 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
582		0		0		582

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	6,925	6,925	6,925
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	59		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		59	
15	Total Unit Months	6,984	6,984	6,925
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			577

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,458,717	\$2,458,717

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$37.88	\$37.88
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$264,554	\$264,554

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,763	\$1,763
10	Cost of independent audit	\$360	\$352
11	Funding for resident participation activities	\$14,425	\$14,425
12	Asset management fee	\$27,936	\$27,936
13	Information technology fee	\$13,968	\$13,968
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$58,452	\$58,444
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,781,723	\$2,781,715

Part B. Formula Income

01	PUM formula income	\$33.42	\$33.42
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$33.42	\$33.42
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$233,405	\$233,405

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,548,318	\$2,548,310
02	Cost of independent audit (Same as Part A, Line 10)	\$360	\$352
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,548,318	\$2,548,310

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,548,310
02	Adjustment due to availability of funds		\$76,449
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,624,759

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000610D

Dear Executive Director:

This letter obligates \$667,054 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
544		0		0		544

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	6,486	6,486	6,486
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	42		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		42	
15	Total Unit Months	6,528	6,528	6,486
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			541

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,298,182	\$2,298,182

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$37.41	\$37.41
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$244,212	\$244,212

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,627	\$1,627
10	Cost of independent audit	\$336	\$329
11	Funding for resident participation activities	\$13,525	\$13,525
12	Asset management fee	\$26,112	\$26,112
13	Information technology fee	\$13,056	\$13,056
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$54,656	\$54,649
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,597,050	\$2,597,043

Part B. Formula Income

01	PUM formula income	\$32.89	\$32.89
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.89	\$32.89
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$214,706	\$214,706

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,382,344	\$2,382,337
02	Cost of independent audit (Same as Part A, Line 10)	\$336	\$329
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,382,344	\$2,382,337

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,382,337
02	Adjustment due to availability of funds		\$71,470
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,453,807

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000710D

Dear Executive Director:

This letter obligates \$906,734 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 7	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
825		1		0		826

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	9,765	9,765	9,765
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	135		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		135	
15	Total Unit Months	9,912	9,912	9,765
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			814

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$3,489,520	\$3,489,520

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.03	\$21.03
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$208,449	\$208,449

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$35,835	\$35,835
10	Cost of independent audit	\$510	\$499
11	Funding for resident participation activities	\$20,350	\$20,350
12	Asset management fee	\$39,648	\$39,648
13	Information technology fee	\$19,824	\$19,824
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$116,167	\$116,156
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$3,814,136	\$3,814,125

Part B. Formula Income

01	PUM formula income	\$58.16	\$58.09
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$58.16	\$58.09
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$576,482	\$575,788

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$3,237,654	\$3,238,337
02	Cost of independent audit (Same as Part A, Line 10)	\$510	\$499
03	Formula amount (greater of Part D, Lines 01 or 02)	\$3,237,654	\$3,238,337

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$3,238,337
02	Adjustment due to availability of funds		\$97,150
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$3,335,487

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000810D

Dear Executive Director:

This letter obligates \$943,014 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
857		0		0		857

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	10,149	10,149	10,149
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	123		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		123	
15	Total Unit Months	10,284	10,284	10,149
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			846

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$3,620,482	\$3,620,482

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.68	\$20.68
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$212,673	\$212,673

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$36,955	\$36,955
10	Cost of independent audit	\$530	\$517
11	Funding for resident participation activities	\$21,150	\$21,150
12	Asset management fee	\$41,136	\$41,136
13	Information technology fee	\$20,568	\$20,568
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$120,339	\$120,326
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$3,953,494	\$3,953,481

Part B. Formula Income

01	PUM formula income	\$56.94	\$56.94
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$56.94	\$56.94
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$585,571	\$585,571

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$3,367,923	\$3,367,910
02	Cost of independent audit (Same as Part A, Line 10)	\$530	\$517
03	Formula amount (greater of Part D, Lines 01 or 02)	\$3,367,923	\$3,367,910

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$3,367,910
02	Adjustment due to availability of funds		\$101,037
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$3,468,947

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501000910D

Dear Executive Director:

This letter obligates \$1,011,289 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 0 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
887		0		0		887

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	10,529	10,529	10,529
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	103		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		103	
15	Total Unit Months	10,644	10,644	10,529
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			877

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$3,747,220	\$3,747,220

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$20.70	\$20.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$220,331	\$220,331

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$39,195	\$39,195
10	Cost of independent audit	\$549	\$536
11	Funding for resident participation activities	\$21,925	\$21,925
12	Asset management fee	\$42,576	\$42,576
13	Information technology fee	\$21,288	\$21,288
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$125,533	\$125,520
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$4,093,084	\$4,093,071

Part B. Formula Income

01	PUM formula income	\$45.22	\$45.22
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$45.22	\$45.22
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$481,322	\$481,322

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$3,611,762	\$3,611,749
02	Cost of independent audit (Same as Part A, Line 10)	\$549	\$536
03	Formula amount (greater of Part D, Lines 01 or 02)	\$3,611,762	\$3,611,749

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$3,611,749
02	Adjustment due to availability of funds		\$108,352
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$3,720,101

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001010D

Dear Executive Director:

This letter obligates \$370,685 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 0	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
310		0		0		310

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,696	3,696	3,696
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	24		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		24	
15	Total Unit Months	3,720	3,720	3,696
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			308

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,309,626	\$1,309,626

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$35.71	\$35.71
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$132,841	\$132,841

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,474	\$6,474
10	Cost of independent audit	\$192	\$187
11	Funding for resident participation activities	\$7,700	\$7,700
12	Asset management fee	\$14,880	\$14,880
13	Information technology fee	\$7,440	\$7,440
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$36,686	\$36,681
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,479,153	\$1,479,148

Part B. Formula Income

01	PUM formula income	\$41.74	\$41.74
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$41.74	\$41.74
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$155,273	\$155,273

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,323,880	\$1,323,875
02	Cost of independent audit (Same as Part A, Line 10)	\$192	\$187
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,323,880	\$1,323,875

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,323,875
02	Adjustment due to availability of funds		\$39,716
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,363,591

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001110D

Dear Executive Director:

This letter obligates \$339,778 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
284		0		0		284

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,384	3,384	3,384
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	24		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		24	
15	Total Unit Months	3,408	3,408	3,384
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			282

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,199,786	\$1,199,786

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$35.64	\$35.64
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$121,461	\$121,461

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,919	\$5,919
10	Cost of independent audit	\$176	\$172
11	Funding for resident participation activities	\$7,050	\$7,050
12	Asset management fee	\$13,632	\$13,632
13	Information technology fee	\$6,816	\$6,816
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$33,593	\$33,589
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,354,840	\$1,354,836

Part B. Formula Income

01	PUM formula income	\$41.47	\$41.47
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$41.47	\$41.47
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$141,330	\$141,330

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,213,510	\$1,213,506
02	Cost of independent audit (Same as Part A, Line 10)	\$176	\$172
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,213,510	\$1,213,506

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,213,506
02	Adjustment due to availability of funds		\$36,405
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,249,911

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001210D

Dear Executive Director:

This letter obligates \$357,883 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,572	3,572	3,572
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	28		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		28	
15	Total Unit Months	3,600	3,600	3,572
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			298

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.79	\$34.79
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$125,244	\$125,244

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,104	\$6,104
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,450	\$7,450
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$35,339	\$35,335
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,427,963	\$1,427,959

Part B. Formula Income

01	PUM formula income	\$41.61	\$41.61
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$41.61	\$41.61
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$149,796	\$149,796

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,278,167	\$1,278,163
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,278,167	\$1,278,163

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,278,163
02	Adjustment due to availability of funds		\$38,345
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,316,508

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001310D

Dear Executive Director:

This letter obligates \$497,759 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
420		0		0		420

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	4,828	4,828	4,828
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	212		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		151	
15	Total Unit Months	5,040	4,979	4,828
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			402

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,752,857	\$1,752,857

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$29.08	\$29.08
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$144,789	\$144,789

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,883	\$2,883
10	Cost of independent audit	\$260	\$254
11	Funding for resident participation activities	\$10,050	\$10,050
12	Asset management fee	\$20,160	\$20,160
13	Information technology fee	\$10,080	\$10,080
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$43,433	\$43,427
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,941,079	\$1,941,073

Part B. Formula Income

01	PUM formula income	\$32.81	\$32.81
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.81	\$32.81
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$163,361	\$163,361

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,777,718	\$1,777,712
02	Cost of independent audit (Same as Part A, Line 10)	\$260	\$254
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,777,718	\$1,777,712

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,777,712
02	Adjustment due to availability of funds		\$53,331
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,831,043

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001410D

Dear Executive Director:

This letter obligates \$521,842 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 4	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
444		0		0		444

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	5,062	5,062	5,062
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	266		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		160	
15	Total Unit Months	5,328	5,222	5,062
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			422

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,838,405	\$1,838,405

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$28.84	\$28.84
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$150,602	\$150,602

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,001	\$3,001
10	Cost of independent audit	\$275	\$268
11	Funding for resident participation activities	\$10,550	\$10,550
12	Asset management fee	\$21,312	\$21,312
13	Information technology fee	\$10,656	\$10,656
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$45,794	\$45,787
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,034,801	\$2,034,794

Part B. Formula Income

01	PUM formula income	\$32.76	\$32.76
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$32.76	\$32.76
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$171,073	\$171,073

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,863,728	\$1,863,721
02	Cost of independent audit (Same as Part A, Line 10)	\$275	\$268
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,863,728	\$1,863,721

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,863,721
02	Adjustment due to availability of funds		\$55,912
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,919,633

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001510D

Dear Executive Director:

This letter obligates \$607,946 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 5	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
500		0		0		500

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	4,730	4,730	4,730
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	1,178	1,178	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	92		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		92	
15	Total Unit Months	6,000	6,000	4,730
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			394

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,112,300	\$2,112,300

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$16.56	\$16.56
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$99,360	\$99,360

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$7,683	\$7,683
10	Cost of independent audit	\$309	\$302
11	Funding for resident participation activities	\$9,850	\$9,850
12	Asset management fee	\$24,000	\$24,000
13	Information technology fee	\$12,000	\$12,000
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$53,842	\$53,835
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,265,502	\$2,265,495

Part B. Formula Income

01	PUM formula income	\$15.71	\$15.71
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$15.71	\$15.71
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$94,260	\$94,260

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$2,171,242	\$2,171,235
02	Cost of independent audit (Same as Part A, Line 10)	\$309	\$302
03	Formula amount (greater of Part D, Lines 01 or 02)	\$2,171,242	\$2,171,235

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$2,171,235
02	Adjustment due to availability of funds		\$65,137
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,236,372

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001610D

Dear Executive Director:

This letter obligates \$446,540 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
344		0		0		344

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	4,068	4,068	4,068
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	48		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		48	
15	Total Unit Months	4,128	4,128	4,068
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			339

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,453,262	\$1,453,262

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$56.46	\$56.46
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$233,067	\$233,067

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$213	\$208
11	Funding for resident participation activities	\$8,475	\$8,475
12	Asset management fee	\$16,512	\$16,512
13	Information technology fee	\$8,256	\$8,256
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$33,456	\$33,451
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,719,785	\$1,719,780

Part B. Formula Income

01	PUM formula income	\$30.28	\$30.28
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$30.28	\$30.28
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$124,996	\$124,996

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,594,789	\$1,594,784
02	Cost of independent audit (Same as Part A, Line 10)	\$213	\$208
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,594,789	\$1,594,784

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,594,784
02	Adjustment due to availability of funds		\$47,844
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,642,628

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001710D

Dear Executive Director:

This letter obligates \$439,298 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
325		0		0		325

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,836	3,836	3,836
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	64		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		64	
15	Total Unit Months	3,900	3,900	3,836
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			320

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,372,995	\$1,372,995

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$90.48	\$90.48
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$352,872	\$352,872

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,259	\$3,259
10	Cost of independent audit	\$201	\$196
11	Funding for resident participation activities	\$8,000	\$8,000
12	Asset management fee	\$15,600	\$15,600
13	Information technology fee	\$7,800	\$7,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$34,860	\$34,855
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,760,727	\$1,760,722

Part B. Formula Income

01	PUM formula income	\$49.18	\$49.18
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$49.18	\$49.18
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$191,802	\$191,802

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,568,925	\$1,568,920
02	Cost of independent audit (Same as Part A, Line 10)	\$201	\$196
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,568,925	\$1,568,920

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,568,920
02	Adjustment due to availability of funds		\$47,068
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,615,988

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001810D

Dear Executive Director:

This letter obligates \$992,247 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 8	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
HUD Use Only			
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
850		0		0		850

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	9,928	9,928	9,928
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	260		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		260	
15	Total Unit Months	10,200	10,200	9,928
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			827

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$3,590,910	\$3,590,910

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.07	\$26.07
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$265,914	\$265,914

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$16,406	\$16,406
10	Cost of independent audit	\$526	\$513
11	Funding for resident participation activities	\$20,675	\$20,675
12	Asset management fee	\$40,800	\$40,800
13	Information technology fee	\$20,400	\$20,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$98,807	\$98,794
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$3,955,631	\$3,955,618

Part B. Formula Income

01	PUM formula income	\$40.38	\$40.38
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$40.38	\$40.38
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$411,876	\$411,876

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$3,543,755	\$3,543,742
02	Cost of independent audit (Same as Part A, Line 10)	\$526	\$513
03	Formula amount (greater of Part D, Lines 01 or 02)	\$3,543,755	\$3,543,742

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$3,543,742
02	Adjustment due to availability of funds		\$106,312
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$3,650,054

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501001910D

Dear Executive Director:

This letter obligates \$999,809 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 1 9	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
900		0		0		900

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	10,613	10,613	10,613
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	187		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		187	
15	Total Unit Months	10,800	10,800	10,613
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			884

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$3,802,140	\$3,802,140

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$6.21	\$6.21
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$67,068	\$67,068

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$4,191	\$4,191
10	Cost of independent audit	\$556	\$544
11	Funding for resident participation activities	\$22,100	\$22,100
12	Asset management fee	\$43,200	\$43,200
13	Information technology fee	\$21,600	\$21,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$91,647	\$91,635
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$3,960,855	\$3,960,843

Part B. Formula Income

01	PUM formula income	\$36.12	\$36.12
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$36.12	\$36.12
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$390,096	\$390,096

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$3,570,759	\$3,570,747
02	Cost of independent audit (Same as Part A, Line 10)	\$556	\$544
03	Formula amount (greater of Part D, Lines 01 or 02)	\$3,570,759	\$3,570,747

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$3,570,747
02	Adjustment due to availability of funds		\$107,122
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$3,677,869

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002010D

Dear Executive Director:

This letter obligates \$455,160 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
384		0		0		384

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,269	3,269	3,269
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	1,222	1,222	
06	Special use units	48	48	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	33		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	36		

Calculations Based on Unit Months:

14	Limited vacancies		33	
15	Total Unit Months	4,608	4,572	3,269
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			272

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,605,348	\$1,609,573

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$42.93	\$42.82
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$195,761	\$195,773

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,852	\$2,852
10	Cost of independent audit	\$237	\$232
11	Funding for resident participation activities	\$6,800	\$6,800
12	Asset management fee	\$18,432	\$18,432
13	Information technology fee	\$9,216	\$9,216
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$37,537	\$37,532
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,838,646	\$1,842,878

Part B. Formula Income

01	PUM formula income	\$47.53	\$47.53
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$47.53	\$47.53
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$216,737	\$217,307

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,621,909	\$1,625,571
02	Cost of independent audit (Same as Part A, Line 10)	\$237	\$232
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,621,909	\$1,625,571

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,625,571
02	Adjustment due to availability of funds		\$48,767
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,674,338

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002110D

Dear Executive Director:

This letter obligates \$559,388 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

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David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
508		0		0		508

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	6,079	6,079	6,079
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	17		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		17	
15	Total Unit Months	6,096	6,096	6,079
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			507

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$2,146,097	\$2,146,097

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$30.35	\$30.35
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$185,014	\$185,014

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$23,505	\$23,505
10	Cost of independent audit	\$314	\$307
11	Funding for resident participation activities	\$12,675	\$12,675
12	Asset management fee	\$24,384	\$24,384
13	Information technology fee	\$12,192	\$12,192
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$73,070	\$73,063
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$2,404,181	\$2,404,174

Part B. Formula Income

01	PUM formula income	\$66.66	\$66.66
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$66.66	\$66.66
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$406,359	\$406,359

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,997,822	\$1,997,815
02	Cost of independent audit (Same as Part A, Line 10)	\$314	\$307
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,997,822	\$1,997,815

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,997,815
02	Adjustment due to availability of funds		\$59,934
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$2,057,749

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002210D

Dear Executive Director:

This letter obligates \$417,852 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,451	3,451	3,451
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	149		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		108	
15	Total Unit Months	3,600	3,559	3,451
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			288

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,252,946	\$1,252,946

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$80.12	\$80.12
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$285,147	\$285,147

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,108	\$1,108
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,200	\$7,200
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$30,093	\$30,089
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,568,186	\$1,568,182

Part B. Formula Income

01	PUM formula income	\$21.31	\$21.31
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$21.31	\$21.31
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$75,842	\$75,842

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,492,344	\$1,492,340
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,492,344	\$1,492,340

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,492,340
02	Adjustment due to availability of funds		\$44,770
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,537,110

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002310D

Dear Executive Director:

This letter obligates \$323,929 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
298		0		0		298

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,222	2,222	2,222
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,152	1,152	
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	154		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	24		

Calculations Based on Unit Months:

14	Limited vacancies		107	
15	Total Unit Months	3,576	3,505	2,222
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			185

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,233,935	\$1,233,935

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.06	\$13.06
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$45,775	\$45,775

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$8,234	\$8,234
10	Cost of independent audit	\$184	\$180
11	Funding for resident participation activities	\$4,625	\$4,625
12	Asset management fee	\$14,304	\$14,304
13	Information technology fee	\$7,152	\$7,152
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$34,499	\$34,495
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,314,209	\$1,314,205

Part B. Formula Income

01	PUM formula income	\$44.88	\$44.88
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$44.88	\$44.88
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$157,304	\$157,304

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,156,905	\$1,156,901
02	Cost of independent audit (Same as Part A, Line 10)	\$184	\$180
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,156,905	\$1,156,901

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,156,901
02	Adjustment due to availability of funds		\$34,707
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,191,608

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002410D

Dear Executive Director:

This letter obligates \$130,221 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
113		0		0		113

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,326	1,326	1,326
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	24	24	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	6		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		6	
15	Total Unit Months	1,356	1,356	1,326
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			111

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$477,380	\$477,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$47.39	\$47.39
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$64,261	\$64,261

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,211	\$2,211
10	Cost of independent audit	\$70	\$68
11	Funding for resident participation activities	\$2,775	\$2,775
12	Asset management fee	\$5,424	\$5,424
13	Information technology fee	\$2,712	\$2,712
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$13,192	\$13,190
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$554,833	\$554,831

Part B. Formula Income

01	PUM formula income	\$66.19	\$66.19
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$66.19	\$66.19
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$89,754	\$89,754

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$465,079	\$465,077
02	Cost of independent audit (Same as Part A, Line 10)	\$70	\$68
03	Formula amount (greater of Part D, Lines 01 or 02)	\$465,079	\$465,077

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$465,077
02	Adjustment due to availability of funds		\$13,952
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$479,029

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002510D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 5	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
296		0		0		296

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	0	0	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	3,552		

Calculations Based on Unit Months:

14	Limited vacancies			
15	Total Unit Months	3,552	0	0
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$0.00	\$0.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$0	\$0

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit		\$179
11	Funding for resident participation activities	\$0	\$0
12	Asset management fee	\$14,208	\$14,208
13	Information technology fee	\$7,104	\$7,104
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,312	\$21,491
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$21,312	\$21,491

Part B. Formula Income

01	PUM formula income	\$68.48	\$68.48
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$68.48	\$68.48
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$21,312	\$21,491
02	Cost of independent audit (Same as Part A, Line 10)		\$179
03	Formula amount (greater of Part D, Lines 01 or 02)	\$21,312	\$21,491

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$21,491
02	Adjustment due to availability of funds		\$645
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$22,136

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002610D

Dear Executive Director:

This letter obligates \$325,770 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 6	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
Financial Analyst: DOMINGO GARCIA			

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
294		0		0		294

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,493	3,493	3,493
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	23		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		23	
15	Total Unit Months	3,528	3,528	3,493
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			291

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,242,032	\$1,242,032

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$9.63	\$9.63
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$33,975	\$33,975

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$20,924	\$20,924
10	Cost of independent audit	\$182	\$178
11	Funding for resident participation activities	\$7,275	\$7,275
12	Asset management fee	\$14,112	\$14,112
13	Information technology fee	\$7,056	\$7,056
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$49,549	\$49,545
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,325,556	\$1,325,552

Part B. Formula Income

01	PUM formula income	\$45.94	\$45.94
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$45.94	\$45.94
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$162,076	\$162,076

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,163,480	\$1,163,476
02	Cost of independent audit (Same as Part A, Line 10)	\$182	\$178
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,163,480	\$1,163,476

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,163,476
02	Adjustment due to availability of funds		\$34,904
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,198,380

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002710D

Dear Executive Director:

This letter obligates \$337,121 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 7	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
Financial Analyst: VELMA BYRON			

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,451	3,451	3,451
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	149		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		108	
15	Total Unit Months	3,600	3,559	3,451
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			288

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,252,946	\$1,252,946

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$26.39	\$26.39
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$93,922	\$93,922

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$7,932	\$7,932
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,200	\$7,200
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$36,917	\$36,913
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,383,785	\$1,383,781

Part B. Formula Income

01	PUM formula income	\$50.51	\$50.51
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$50.51	\$50.51
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$179,765	\$179,765

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,204,020	\$1,204,016
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,204,020	\$1,204,016

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,204,016
02	Adjustment due to availability of funds		\$36,120
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,240,136

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002810D

Dear Executive Director:

This letter obligates \$339,766 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
334		0		0		334

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,917	2,917	2,917
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,089	1,089	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	2		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		2	
15	Total Unit Months	4,008	4,008	2,917
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			243

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,411,016	\$1,411,016

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.43	\$18.43
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$73,867	\$73,867

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$13,471	\$13,471
10	Cost of independent audit	\$207	\$202
11	Funding for resident participation activities	\$6,075	\$6,075
12	Asset management fee	\$16,032	\$16,032
13	Information technology fee	\$8,016	\$8,016
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$43,801	\$43,796
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,528,684	\$1,528,679

Part B. Formula Income

01	PUM formula income	\$78.65	\$78.65
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$78.65	\$78.65
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$315,229	\$315,229

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,213,455	\$1,213,450
02	Cost of independent audit (Same as Part A, Line 10)	\$207	\$202
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,213,455	\$1,213,450

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,213,450
02	Adjustment due to availability of funds		\$36,404
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,249,854

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501002910D

Dear Executive Director:

This letter obligates \$176,781 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 2 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
150		0		0		150

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,763	1,763	1,763
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	37		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		37	
15	Total Unit Months	1,800	1,800	1,763
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			147

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$633,690	\$633,690

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$39.97	\$39.97
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$71,946	\$71,946

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,039	\$2,039
10	Cost of independent audit	\$93	\$91
11	Funding for resident participation activities	\$3,675	\$3,675
12	Asset management fee	\$7,200	\$7,200
13	Information technology fee	\$3,600	\$3,600
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,607	\$16,605
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$722,243	\$722,241

Part B. Formula Income

01	PUM formula income	\$50.49	\$50.49
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$50.49	\$50.49
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$90,882	\$90,882

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$631,361	\$631,359
02	Cost of independent audit (Same as Part A, Line 10)	\$93	\$91
03	Formula amount (greater of Part D, Lines 01 or 02)	\$631,361	\$631,359

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$631,359
02	Adjustment due to availability of funds		\$18,941
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$650,300

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003010D

Dear Executive Director:

This letter obligates \$230,564 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 0	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
196		0		0		196

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,988	1,988	1,988
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	223	223	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	141		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		71	
15	Total Unit Months	2,352	2,282	1,988
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			166

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$803,378	\$803,378

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.04	\$21.04
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$48,013	\$48,013

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$121	\$118
11	Funding for resident participation activities	\$4,150	\$4,150
12	Asset management fee	\$9,408	\$9,408
13	Information technology fee	\$4,704	\$4,704
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,383	\$18,380
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$869,774	\$869,771

Part B. Formula Income

01	PUM formula income	\$20.30	\$20.30
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$20.30	\$20.30
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$46,325	\$46,325

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$823,449	\$823,446
02	Cost of independent audit (Same as Part A, Line 10)	\$121	\$118
03	Formula amount (greater of Part D, Lines 01 or 02)	\$823,449	\$823,446

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$823,446
02	Adjustment due to availability of funds		\$24,703
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$848,149

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003110D

Dear Executive Director:

This letter obligates \$165,268 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
152		0		0		152

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,784	1,784	1,784
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	40		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		40	
15	Total Unit Months	1,824	1,824	1,784
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			149

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$642,139	\$642,139

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.61	\$12.61
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$23,001	\$23,001

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,184	\$3,184
10	Cost of independent audit	\$94	\$92
11	Funding for resident participation activities	\$3,725	\$3,725
12	Asset management fee	\$7,296	\$7,296
13	Information technology fee	\$3,648	\$3,648
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,947	\$17,945
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$683,087	\$683,085

Part B. Formula Income

01	PUM formula income	\$50.90	\$50.90
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$50.90	\$50.90
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$92,842	\$92,842

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$590,245	\$590,243
02	Cost of independent audit (Same as Part A, Line 10)	\$94	\$92
03	Formula amount (greater of Part D, Lines 01 or 02)	\$590,245	\$590,243

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$590,243
02	Adjustment due to availability of funds		\$17,707
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$607,950

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003210D

Dear Executive Director:

This letter obligates \$292,759 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
250		0		0		250

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,897	2,897	2,897
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	103		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		90	
15	Total Unit Months	3,000	2,987	2,897
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			241

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,051,573	\$1,051,573

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.33	\$14.33
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$42,804	\$42,804

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$155	\$151
11	Funding for resident participation activities	\$6,025	\$6,025
12	Asset management fee	\$12,000	\$12,000
13	Information technology fee	\$6,000	\$6,000
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$24,180	\$24,176
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,118,557	\$1,118,553

Part B. Formula Income

01	PUM formula income	\$24.43	\$24.43
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$24.43	\$24.43
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$72,972	\$72,972

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,045,585	\$1,045,581
02	Cost of independent audit (Same as Part A, Line 10)	\$155	\$151
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,045,585	\$1,045,581

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,045,581
02	Adjustment due to availability of funds		\$31,367
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,076,948

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003310D

Dear Executive Director:

This letter obligates \$354,663 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
300		0		0		300

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,583	3,583	3,583
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	17		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		17	
15	Total Unit Months	3,600	3,600	3,583
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			299

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,267,380	\$1,267,380

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$19.81	\$19.81
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$71,316	\$71,316

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,624	\$1,624
10	Cost of independent audit	\$185	\$181
11	Funding for resident participation activities	\$7,475	\$7,475
12	Asset management fee	\$14,400	\$14,400
13	Information technology fee	\$7,200	\$7,200
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$30,884	\$30,880
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,369,580	\$1,369,576

Part B. Formula Income

01	PUM formula income	\$28.59	\$28.59
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.59	\$28.59
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$102,924	\$102,924

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,266,656	\$1,266,652
02	Cost of independent audit (Same as Part A, Line 10)	\$185	\$181
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,266,656	\$1,266,652

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,266,652
02	Adjustment due to availability of funds		\$38,000
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,304,652

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003410D

Dear Executive Director:

This letter obligates \$265,285 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
231		0		0		231

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,576	2,576	2,576
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	196		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		83	
15	Total Unit Months	2,772	2,659	2,576
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			215

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$936,101	\$936,101

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$15.52	\$15.52
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$41,268	\$41,268

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$143	\$140
11	Funding for resident participation activities	\$5,375	\$5,375
12	Asset management fee	\$11,088	\$11,088
13	Information technology fee	\$5,544	\$5,544
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,150	\$22,147
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$999,519	\$999,516

Part B. Formula Income

01	PUM formula income	\$19.58	\$19.58
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$19.58	\$19.58
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$52,063	\$52,063

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$947,456	\$947,453
02	Cost of independent audit (Same as Part A, Line 10)	\$143	\$140
03	Formula amount (greater of Part D, Lines 01 or 02)	\$947,456	\$947,453

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$947,453
02	Adjustment due to availability of funds		\$28,424
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$975,877

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003510D

Dear Executive Director:

This letter obligates \$400,589 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
328		0		0		328

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	3,546	3,546	3,546
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	390		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		118	
15	Total Unit Months	3,936	3,664	3,546
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			296

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,289,911	\$1,289,911

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$41.41	\$41.41
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$151,726	\$151,726

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$203	\$198
11	Funding for resident participation activities	\$7,400	\$7,400
12	Asset management fee	\$15,744	\$15,744
13	Information technology fee	\$7,872	\$7,872
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$31,219	\$31,214
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,472,856	\$1,472,851

Part B. Formula Income

01	PUM formula income	\$11.51	\$11.51
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$11.51	\$11.51
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$42,173	\$42,173

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,430,683	\$1,430,678
02	Cost of independent audit (Same as Part A, Line 10)	\$203	\$198
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,430,683	\$1,430,678

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,430,678
02	Adjustment due to availability of funds		\$42,920
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,473,598

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003610D

Dear Executive Director:

This letter obligates \$460,869 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 6	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
370		0		0		370

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	4,157	4,157	4,157
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	283		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		133	
15	Total Unit Months	4,440	4,290	4,157
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			346

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,510,295	\$1,510,295

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$39.88	\$39.88
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$171,085	\$171,085

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$229	\$223
11	Funding for resident participation activities	\$8,650	\$8,650
12	Asset management fee	\$17,760	\$17,760
13	Information technology fee	\$8,880	\$8,880
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$35,519	\$35,513
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,716,899	\$1,716,893

Part B. Formula Income

01	PUM formula income	\$16.53	\$16.53
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$16.53	\$16.53
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$70,914	\$70,914

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,645,985	\$1,645,979
02	Cost of independent audit (Same as Part A, Line 10)	\$229	\$223
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,645,985	\$1,645,979

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,645,979
02	Adjustment due to availability of funds		\$49,379
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,695,358

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003710D

Dear Executive Director:

This letter obligates \$111,754 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 7	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,167	1,167	1,167
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	33		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		33	
15	Total Unit Months	1,200	1,200	1,167
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			97

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$6.15	\$6.15
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$7,380	\$7,380

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,425	\$2,425
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,687	\$9,685
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$439,527	\$439,525

Part B. Formula Income

01	PUM formula income	\$33.67	\$33.67
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$33.67	\$33.67
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$40,404	\$40,404

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$399,123	\$399,121
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$399,123	\$399,121

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$399,121
02	Adjustment due to availability of funds		\$11,974
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$411,095

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003810D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
204		0		0		204

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	667	667	667
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization	0	0	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1,781		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		73	
15	Total Unit Months	2,448	740	667
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			56

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$785,424	\$260,517

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$7.59	\$22.87
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$16,933	\$16,924

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$126	\$123
11	Funding for resident participation activities	\$1,400	\$1,400
12	Asset management fee	\$9,792	\$9,792
13	Information technology fee	\$4,896	\$4,896
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,214	\$16,211
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$818,571	\$293,652

Part B. Formula Income

01	PUM formula income	\$22.03	\$22.03
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$22.03	\$22.03
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$49,149	\$16,302

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$769,422	\$277,350
02	Cost of independent audit (Same as Part A, Line 10)	\$126	\$123
03	Formula amount (greater of Part D, Lines 01 or 02)	\$769,422	\$277,350

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$277,350
02	Adjustment due to availability of funds		\$8,321
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$285,671

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501003910D

Dear Executive Director:

This letter obligates \$212,683 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 3 9	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
194		0		0		194

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,182	2,182	2,182
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	146		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		70	
15	Total Unit Months	2,328	2,252	2,182
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			182

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$792,817	\$792,817

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$5.96	\$5.96
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$13,422	\$13,422

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$120	\$117
11	Funding for resident participation activities	\$4,550	\$4,550
12	Asset management fee	\$9,312	\$9,312
13	Information technology fee	\$4,656	\$4,656
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$18,638	\$18,635
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$824,877	\$824,874

Part B. Formula Income

01	PUM formula income	\$28.99	\$28.99
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$28.99	\$28.99
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$65,285	\$65,285

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$759,592	\$759,589
02	Cost of independent audit (Same as Part A, Line 10)	\$120	\$117
03	Formula amount (greater of Part D, Lines 01 or 02)	\$759,592	\$759,589

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$759,589
02	Adjustment due to availability of funds		\$22,788
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$782,377

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004010D

Dear Executive Director:

This letter obligates \$259,615 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 0	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
240		0		0		240

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,801	2,801	2,801
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	79		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		79	
15	Total Unit Months	2,880	2,880	2,801
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			233

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,013,904	\$1,013,904

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$53.88	\$53.88
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$155,174	\$155,174

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$20,022	\$20,022
10	Cost of independent audit	\$148	\$145
11	Funding for resident participation activities	\$5,825	\$5,825
12	Asset management fee	\$11,520	\$11,520
13	Information technology fee	\$5,760	\$5,760
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$43,275	\$43,272
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,212,353	\$1,212,350

Part B. Formula Income

01	PUM formula income	\$100.59	\$100.16
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$100.59	\$100.16
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$289,699	\$288,461

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$922,654	\$923,889
02	Cost of independent audit (Same as Part A, Line 10)	\$148	\$145
03	Formula amount (greater of Part D, Lines 01 or 02)	\$922,654	\$923,889

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$923,889
02	Adjustment due to availability of funds		\$27,717
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$951,606

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004110D

Dear Executive Director:

This letter obligates \$103,638 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,161	1,161	1,161
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	39		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		36	
15	Total Unit Months	1,200	1,197	1,161
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			97

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$421,404	\$421,404

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$48.88	\$48.88
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$58,509	\$58,509

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$6,625	\$6,625
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,425	\$2,425
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,312	\$16,310
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$496,225	\$496,223

Part B. Formula Income

01	PUM formula income	\$105.33	\$105.33
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$105.33	\$105.33
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$126,080	\$126,080

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$370,145	\$370,143
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$370,145	\$370,143

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$370,143
02	Adjustment due to availability of funds		\$11,104
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$381,247

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004210D

Dear Executive Director:

This letter obligates \$47,126 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
52		0		0		52

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	615	615	615
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	9		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		9	
15	Total Unit Months	624	624	615
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			51

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$219,679	\$219,679

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$34.78	\$34.78
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$21,703	\$21,703

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,343	\$5,343
10	Cost of independent audit	\$32	\$31
11	Funding for resident participation activities	\$1,275	\$1,275
12	Asset management fee	\$2,496	\$2,496
13	Information technology fee	\$1,248	\$1,248
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$10,394	\$10,393
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$251,776	\$251,775

Part B. Formula Income

01	PUM formula income	\$133.76	\$133.76
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$133.76	\$133.76
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$83,466	\$83,466

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$168,310	\$168,309
02	Cost of independent audit (Same as Part A, Line 10)	\$32	\$31
03	Formula amount (greater of Part D, Lines 01 or 02)	\$168,310	\$168,309

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$168,309
02	Adjustment due to availability of funds		\$5,049
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$173,358

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004310D

Dear Executive Director:

This letter obligates \$360,125 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 3	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
308		0		0		308

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,424	2,424	2,424
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	1,230	1,230	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	42		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		42	
15	Total Unit Months	3,696	3,696	2,424
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			202

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,301,177	\$1,301,177

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$14.70	\$14.70
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$54,331	\$54,331

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$190	\$186
11	Funding for resident participation activities	\$5,050	\$5,050
12	Asset management fee	\$14,784	\$14,784
13	Information technology fee	\$7,392	\$7,392
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,416	\$27,412
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,382,924	\$1,382,920

Part B. Formula Income

01	PUM formula income	\$26.18	\$26.18
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$26.18	\$26.18
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$96,761	\$96,761

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,286,163	\$1,286,159
02	Cost of independent audit (Same as Part A, Line 10)	\$190	\$186
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,286,163	\$1,286,159

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,286,159
02	Adjustment due to availability of funds		\$38,585
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,324,744

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004410D

Dear Executive Director:

This letter obligates \$210,375 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
208		0		0		208

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,334	2,334	2,334
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	162		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		75	
15	Total Unit Months	2,496	2,409	2,334
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			195

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$848,088	\$848,088

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$31.64	\$31.64
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$76,221	\$76,221

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$8,952	\$8,952
10	Cost of independent audit	\$129	\$126
11	Funding for resident participation activities	\$4,875	\$4,875
12	Asset management fee	\$9,984	\$9,984
13	Information technology fee	\$4,992	\$4,992
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$28,932	\$28,929
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$953,241	\$953,238

Part B. Formula Income

01	PUM formula income	\$83.81	\$83.81
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$83.81	\$83.81
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$201,898	\$201,898

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$751,343	\$751,340
02	Cost of independent audit (Same as Part A, Line 10)	\$129	\$126
03	Formula amount (greater of Part D, Lines 01 or 02)	\$751,343	\$751,340

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$751,340
02	Adjustment due to availability of funds		\$22,540
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$773,880

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004510D

Dear Executive Director:

This letter obligates \$300,749 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
220		0		0		220

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,481	2,481	2,481
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	159		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		79	
15	Total Unit Months	2,640	2,560	2,481
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			207

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$901,248	\$901,248

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$56.15	\$56.15
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$143,744	\$143,744

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$136	\$136
11	Funding for resident participation activities	\$5,175	\$5,175
12	Asset management fee	\$10,560	\$10,560
13	Information technology fee	\$5,280	\$5,280
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$21,151	\$21,151
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,066,143	\$1,066,143

Part B. Formula Income

01	PUM formula income	(\$3.11)	(\$3.11)
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	(\$3.11)	(\$3.11)
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	(\$7,962)	(\$7,962)

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,074,105	\$1,074,105
02	Cost of independent audit (Same as Part A, Line 10)	\$136	\$136
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,074,105	\$1,074,105

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,074,105
02	Adjustment due to availability of funds		\$32,223
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,106,328

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004610D

Dear Executive Director:

This letter obligates \$295,677 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 6	
8. ROFO Code: 446		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
240		0		0		240

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,499	2,499	2,499
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	249	249	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	132		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		86	
15	Total Unit Months	2,880	2,834	2,499
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			208

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$997,710	\$997,710

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.94	\$18.94
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$53,676	\$53,676

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$148	\$145
11	Funding for resident participation activities	\$5,200	\$5,200
12	Asset management fee	\$11,520	\$11,520
13	Information technology fee	\$5,760	\$5,760
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$22,628	\$22,625
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,074,014	\$1,074,011

Part B. Formula Income

01	PUM formula income	\$6.36	\$6.36
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$6.36	\$6.36
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$18,024	\$18,024

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,055,990	\$1,055,987
02	Cost of independent audit (Same as Part A, Line 10)	\$148	\$145
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,055,990	\$1,055,987

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,055,987
02	Adjustment due to availability of funds		\$31,680
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,087,667

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004710D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
380		0		0		380

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	0	0	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	0		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	4,560		

Calculations Based on Unit Months:

14	Limited vacancies		0	
15	Total Unit Months	4,560	0	0
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$0.00	\$0.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$0	\$0

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit		\$230
11	Funding for resident participation activities	\$0	\$0
12	Asset management fee	\$18,240	\$18,240
13	Information technology fee	\$9,120	\$9,120
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,360	\$27,590
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$27,360	\$27,590

Part B. Formula Income

01	PUM formula income	\$79.45	\$79.45
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$79.45	\$79.45
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$0	\$0

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$27,360	\$27,590
02	Cost of independent audit (Same as Part A, Line 10)		\$230
03	Formula amount (greater of Part D, Lines 01 or 02)	\$27,360	\$27,590

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$27,590
02	Adjustment due to availability of funds		\$828
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$28,418

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004810D

Dear Executive Director:

This letter obligates \$390,152 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 8	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
304		0		0		304

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	3,597	3,597	3,597
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	51		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		51	
15	Total Unit Months	3,648	3,648	3,597
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			300

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$1,284,278	\$1,284,278

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$33.03	\$33.03
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$120,493	\$120,493

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$188	\$184
11	Funding for resident participation activities	\$7,500	\$7,500
12	Asset management fee	\$14,592	\$14,592
13	Information technology fee	\$7,296	\$7,296
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$29,576	\$29,572
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,434,347	\$1,434,343

Part B. Formula Income

01	PUM formula income	\$11.22	\$11.22
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$11.22	\$11.22
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$40,931	\$40,931

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$1,393,416	\$1,393,412
02	Cost of independent audit (Same as Part A, Line 10)	\$188	\$184
03	Formula amount (greater of Part D, Lines 01 or 02)	\$1,393,416	\$1,393,412

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$1,393,412
02	Adjustment due to availability of funds		\$41,802
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$1,435,214

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501004910D

Dear Executive Director:

This letter obligates \$68,250 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 4 9	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	616	616	616
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	440	440	
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1,344		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		72	
15	Total Unit Months	2,400	1,128	616
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			51

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$397,112	\$397,112

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$23.30	\$23.30
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$26,282	\$26,282

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$1,275	\$1,275
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$15,799	\$15,796
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$439,193	\$439,190

Part B. Formula Income

01	PUM formula income	\$18.65	\$18.65
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$18.65	\$18.65
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$21,037	\$21,037

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$418,156	\$418,153
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$418,156	\$418,153

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$418,153
02	Adjustment due to availability of funds		\$12,545
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$430,698

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005010D

Dear Executive Director:

This letter obligates \$214,392 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 0	
7. DUNS Number: 142540090		8. ROFO Code: 446	
HUD Use Only			
Financial Analyst: DOMINGO GARCIA			

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
200		0		0		200

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	2,386	2,386	2,386
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	14		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		14	
15	Total Unit Months	2,400	2,400	2,386
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			199

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$844,920	\$844,920

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.33	\$18.33
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$43,992	\$43,992

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$15,014	\$15,014
10	Cost of independent audit	\$124	\$121
11	Funding for resident participation activities	\$4,975	\$4,975
12	Asset management fee	\$9,600	\$9,600
13	Information technology fee	\$4,800	\$4,800
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$34,513	\$34,510
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$923,425	\$923,422

Part B. Formula Income

01	PUM formula income	\$65.72	\$65.72
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$65.72	\$65.72
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$157,728	\$157,728

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$765,697	\$765,694
02	Cost of independent audit (Same as Part A, Line 10)	\$124	\$121
03	Formula amount (greater of Part D, Lines 01 or 02)	\$765,697	\$765,694

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$765,694
02	Adjustment due to availability of funds		\$22,971
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$788,665

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005110D

Dear Executive Director:

This letter obligates \$212,361 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 1	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: VELMA BYRON	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
184		0		0		184

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	2,166	2,166	2,166
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization	11	11	
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	19		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		19	
15	Total Unit Months	2,208	2,208	2,166
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			181

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$777,326	\$777,326

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$12.99	\$12.99
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$28,682	\$28,682

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$2,018	\$2,018
10	Cost of independent audit	\$114	\$111
11	Funding for resident participation activities	\$4,525	\$4,525
12	Asset management fee	\$8,832	\$8,832
13	Information technology fee	\$4,416	\$4,416
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$19,905	\$19,902
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$825,913	\$825,910

Part B. Formula Income

01	PUM formula income	\$30.56	\$30.56
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$30.56	\$30.56
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$67,476	\$67,476

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$758,437	\$758,434
02	Cost of independent audit (Same as Part A, Line 10)	\$114	\$111
03	Formula amount (greater of Part D, Lines 01 or 02)	\$758,437	\$758,434

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$758,434
02	Adjustment due to availability of funds		\$22,753
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$781,187

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005210D

Dear Executive Director:

This letter obligates \$180,890 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 2	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
168		0		0		168

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,997	1,997	1,997
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	7		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		7	
15	Total Unit Months	2,016	2,016	1,997
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			166

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$709,733	\$709,733

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$4.12	\$4.12
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$8,306	\$8,306

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$739	\$739
10	Cost of independent audit	\$104	\$104
11	Funding for resident participation activities	\$4,150	\$4,150
12	Asset management fee	\$8,064	\$8,064
13	Information technology fee	\$4,032	\$4,032
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,089	\$17,086
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$735,128	\$735,125

Part B. Formula Income

01	PUM formula income	\$44.19	\$44.19
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$44.19	\$44.19
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$89,087	\$89,087

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$646,041	\$646,038
02	Cost of independent audit (Same as Part A, Line 10)	\$104	\$104
03	Formula amount (greater of Part D, Lines 01 or 02)	\$646,041	\$646,038

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$646,038
02	Adjustment due to availability of funds		\$19,381
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$665,419

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005310D

Dear Executive Director:

This letter obligates \$96,178 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 3	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
115		0		4		111

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,325	1,325	1,325
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	22		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Calculations Based on Unit Months:

14	Limited vacancies		22	
15	Total Unit Months	1,347	1,347	1,325
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			110

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$474,211	\$474,211

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$27.18	\$27.18
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$36,611	\$36,611

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$16,115	\$16,115
10	Cost of independent audit	\$74	\$63
11	Funding for resident participation activities	\$2,750	\$2,750
12	Asset management fee	\$5,520	\$5,388
13	Information technology fee	\$2,760	\$2,694
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$27,219	\$27,010
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$538,041	\$537,832

Part B. Formula Income

01	PUM formula income	\$150.48	\$150.48
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$150.48	\$150.48
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$202,697	\$202,697

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$335,344	\$335,135
02	Cost of independent audit (Same as Part A, Line 10)	\$74	\$63
03	Formula amount (greater of Part D, Lines 01 or 02)	\$335,344	\$335,135

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$335,135
02	Adjustment due to availability of funds		\$10,054
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$345,189

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005410D

Dear Executive Director:

This letter obligates \$24,851 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage: <http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 4	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
130		0		0		130

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:				
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,363	1,363	1,363
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			
Vacant Unit Months				
05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	176		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	9		

Calculations Based on Unit Months:

14	Limited vacancies		47	
15	Total Unit Months	1,560	1,422	1,363
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			114

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$500,615	\$500,615

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$13.16	\$13.16
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$18,714	\$18,714

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$5,238	\$5,238
10	Cost of independent audit	\$80	\$79
11	Funding for resident participation activities	\$2,850	\$2,850
12	Asset management fee	\$6,240	\$6,240
13	Information technology fee	\$3,120	\$3,120
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$17,528	\$17,527
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$536,857	\$536,856

Part B. Formula Income

01	PUM formula income	\$63.59	\$63.59
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$63.59	\$63.59
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$90,425	\$90,425

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$446,432	\$446,431
02	Cost of independent audit (Same as Part A, Line 10)	\$80	\$79
03	Formula amount (greater of Part D, Lines 01 or 02)	\$446,432	\$446,431

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$446,431
02	Adjustment due to availability of funds		\$13,393
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$459,824

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005510D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 5	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
100		0		0		100

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,187	1,187	1,187
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units	12	12	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	1		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		1	
15	Total Unit Months	1,200	1,200	1,187
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			99

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$422,460	\$422,460

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$75.32	\$75.32
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$90,384	\$90,384

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$3,854	\$3,854
10	Cost of independent audit	\$62	\$60
11	Funding for resident participation activities	\$2,475	\$2,475
12	Asset management fee	\$4,800	\$4,800
13	Information technology fee	\$2,400	\$2,400
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$13,591	\$13,589
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$526,435	\$526,433

Part B. Formula Income

01	PUM formula income	\$92.34	\$92.34
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$92.34	\$92.34
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$110,808	\$110,808

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$415,627	\$415,625
02	Cost of independent audit (Same as Part A, Line 10)	\$62	\$60
03	Formula amount (greater of Part D, Lines 01 or 02)	\$415,627	\$415,625

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$415,625
02	Adjustment due to availability of funds		\$12,469
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$428,094

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005610D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 6	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
162		0		0		162

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,865	1,865	1,865
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	79		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		58	
15	Total Unit Months	1,944	1,923	1,865
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			155

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$676,992	\$676,992

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$18.89	\$18.89
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$36,325	\$36,325

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$762	\$762
10	Cost of independent audit	\$100	\$98
11	Funding for resident participation activities	\$3,875	\$3,875
12	Asset management fee	\$7,776	\$7,776
13	Information technology fee	\$3,888	\$3,888
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,401	\$16,399
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$729,718	\$729,716

Part B. Formula Income

01	PUM formula income	\$25.48	\$25.48
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$25.48	\$25.48
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$48,998	\$48,998

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$680,720	\$680,718
02	Cost of independent audit (Same as Part A, Line 10)	\$100	\$98
03	Formula amount (greater of Part D, Lines 01 or 02)	\$680,720	\$680,718

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$680,718
02	Adjustment due to availability of funds		\$20,422
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$701,140

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005710D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 7	
3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
80		0		0		80

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	957	957	957
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	3		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		3	
15	Total Unit Months	960	960	957
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			80

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$337,968	\$337,968

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$44.99	\$44.99
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$43,190	\$43,190

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$1,400	\$1,400
10	Cost of independent audit	\$49	\$48
11	Funding for resident participation activities	\$2,000	\$2,000
12	Asset management fee	\$3,840	\$3,840
13	Information technology fee	\$1,920	\$1,920
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$9,209	\$9,208
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$390,367	\$390,366

Part B. Formula Income

01	PUM formula income	\$88.57	\$88.57
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$88.57	\$88.57
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$85,027	\$85,027

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$305,340	\$305,339
02	Cost of independent audit (Same as Part A, Line 10)	\$49	\$48
03	Formula amount (greater of Part D, Lines 01 or 02)	\$305,340	\$305,339

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$305,339
02	Adjustment due to availability of funds		\$9,160
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$314,499

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
September 30, 2010



OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Executive Director
Puerto Rico Public Housing Administration
PO Box 363188
San Juan, PR 00936-3188

SUBJECT: **Final Obligation Letter**, Public Housing Operating Subsidies,
LOCCS/PAS Project No. RQ00501005810D

Dear Executive Director:

This letter obligates \$0 of Operating Fund subsidy for Federal Fiscal Year 2010, representing the project's final obligation for the period January 1, 2010 through December 31, 2010. The project's final obligated amount was determined in accordance with the final eligibility calculation and reconciliation worksheet available at the Asset Management webpage:

<http://www.hud.gov/offices/pih/programs/ph/am/funding.cfm>.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter or interim obligation letter(s) you and your agency are confirming agreement and compliance with all the terms and conditions of the Operating Fund program. Further, a drawdown of these funds constitutes an agreement that the final eligibility and obligation amount is correct. The amount of your agency's obligated funds is available through eLOCCS (electronic Line of Credit Control System). Instructions for the use of eLOCCS are in Notice PIH 2002-28 (HA), Use of eLOCCS to Request Operating Subsidy Payments and Elimination of Form HUD-52721. If you have questions regarding this letter please contact your HUD Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Vargas".

David A. Vargas
Deputy Assistant Secretary,
Real Estate Assessment Center

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

CY 2010

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2013)

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Section 1

1. Name and Address of Public Housing Agency: Puerto Rico Public Housing Administration PO Box 363188 San Juan, PR 00936		2. Funding Period: 01/01/2010 to 12/31/2010	
4. ACC Number: ACCPR-43		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input checked="" type="checkbox"/> 6/30 <input type="checkbox"/> 9/30	
7. DUNS Number: 142540090		6. Operating Fund Project Number: R Q 0 0 5 0 1 0 0 5 8	
		HUD Use Only	
		8. ROFO Code: 446	
		Financial Analyst: DOMINGO GARCIA	

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2008	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2009
166		0		0		166

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months(EUMs)	Column C Resident Participation Unit Months
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Categorization of Unit Months:

Occupied Unit Months

01	Occupied dwelling units - by public housing eligible family under lease	1,925	1,925	1,925
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			
03	New units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13			
04	New units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			

Vacant Unit Months

05	Units undergoing modernization			
06	Special use units			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation			
08	Units vacant due to disasters			
09	Units vacant due to casualty losses			
10	Units vacant due to changing market conditions			
11	Units vacant and not categorized above	67		

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

Calculations Based on Unit Months:

14	Limited vacancies		60	
15	Total Unit Months	1,992	1,985	1,925
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			160

Special Provision for Calculation Of Utilities Expense Level:

17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for asset repositioning fee			
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Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$340.47	\$340.47
02	Inflation factor	1.03400	1.03400
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$352.05	\$352.05
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$698,819	\$698,819

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$21.55	\$21.55
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$42,777	\$42,777

Add-Ons

07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit	\$103	\$100
11	Funding for resident participation activities	\$4,000	\$4,000
12	Asset management fee	\$7,968	\$7,968
13	Information technology fee	\$3,984	\$3,984
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$16,055	\$16,052
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$757,651	\$757,648

Part B. Formula Income

01	PUM formula income	\$93.26	\$93.26
02	PUM change in utility allowances		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$93.26	\$93.26
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$185,121	\$185,121

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	\$0	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$572,530	\$572,527
02	Cost of independent audit (Same as Part A, Line 10)	\$103	\$100
03	Formula amount (greater of Part D, Lines 01 or 02)	\$572,530	\$572,527

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (same as Part D, Line 03)		\$572,527
02	Adjustment due to availability of funds		\$17,176
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
		Total of E1 + E2	\$589,703