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June 30, 2010

Mr. George Joyner
Executive Director
Puerto Rico Housing Finance Authority
P. O. Box 71361
San Juan, PR 00936-8461

Dear Mr. Joyner:

SUBJECT: Annual Compliance Review Report
Puerto Rico Housing Finance Authority
Performance Based Contract Administrator
San Juan, Puerto Rico
ACC Number: PR800CC0001

Enclosed is the Annual Compliance Review Report of the Puerto Rico Housing Finance Authority (PRHFA), Performance Based Contract Administrator (PBCA) for Puerto Rico, which is the result of our review conducted May 24-27, 2010. During the review we interviewed the Contract Administrator staff, and documented the performance of PRHFA in the Annual Contributions Contract Core Tasks, and General Operations.

Mr. Robert W. Reavis, Director Atlanta Multifamily Hub, led the Compliance Review Team (CRT). The CRT included Mr. Paul J. Deignan, Director Operations Division; Ms. Patricia Proto, Contract Administrator Oversight Monitor (CAOM); Ms. Sylvette A. Mendez, Director, San Juan Multifamily Program Center; Mr. Roberto Valentin, Chief, Asset Management; Ms. Magaly Mendez, Senior Project Manager; and Project Managers: Ms. Evelyn Escobar, Ms. Maritza Negron, Ms. Stefanny Pina, and Ms. Damaris Santiago.

We found the overall performance of PRHFA during the tenth year of the ACC to be acceptable. We acknowledge the improvements made during the past year to resolve the issues from the 2009 Annual Compliance Review and encourage PRHFA to follow through with the planned Systems Software upgrade for the processing of the Section 8 Monthly Vouchers and Special Claims. Based upon the results of the review the CRT has identified areas in need of improvement. The exceptions identified by the CRT were discussed at our close out meeting with PRHFA and are detailed in the attached Annual Compliance Review Report.

We want to thank you and your staff for your courtesy and cooperation during the review visit. We look forward to continuing our partnership with PRHFA into the remaining term of the ACC, in order to achieve HUD's goals and mission for the Section 8 Project-Based Program.

Your response to the Annual Compliance Review Report must be submitted to the undersigned within 30 days of the date of this letter. If you have questions or need to discuss the issues prior to preparing your response, please contact Ms. Proto, Contract Administrator Oversight Monitor at (678) 732-2330, or Ms. Mendez, Director, San Juan Multifamily Program Center at (787) 766-5401.

Sincerely,

A handwritten signature in black ink that reads "Robert W. Reavis". The signature is written in a cursive style with a large, sweeping flourish at the end.

Robert W. Reavis
Director
Atlanta Multifamily Hub

Enclosure

Cc: Ms. Carmen Y. Cordero, Assistant Executive Director, PRHFA
Mr. Luis O. Berrios, Assistant Executive Director for Multifamily Programs, PRHFA
Ms. Magdalena Rucabado, Director, Asset Management, PRHFA
Ms. Sylvette A. Mendez, Director, San Juan Multifamily Program Center
Ms. Tammy Thomas, Desk Officer, HUD Headquarters

Annual Compliance Review Summary Report

Name of PBCA: Puerto Rico Housing Finance Authority	Geographic Service Area: Puerto Rico	Name of Subcontractor, if applicable:
Date ACR Conducted: May 24-27, 2010	PB-ACC Review Period: July 1, 2009 - June 30, 2010	PBCA Fiscal Year End: June 30, 2010
Total Number of Contracts Assigned to the PBCA at the time of the ACR: 161	Total Number of Units under contract at the time of the ACR: 17,343	

For each category, assess the performance by checking the appropriate column. A deficient rating is assigned when performance has been determined to be less than the Acceptable Quality Level (AQL) or when there has been a direct violation of the PB-ACC.

Indicate **A** (Acceptable) or **D** (Deficient). Include target completion dates (TCD) for all corrective action items.

Category	A	D	TCD
Annual Contribution Contract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Part I Management Requirements/General Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Part II Financial Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Part III Certifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Part IV Management Capabilities and Quality Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Part V Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Part VI Stakeholder Survey - "Reserved"	N/A	N/A	N/A
Incentive Based Performance Standard (IBPS)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
1- IBPS #1 Management & Occupancy Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2- IBPS #2 Civil Rights Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3- IBPS #3 Rental Adjustments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4/5- IBPS #4/5 Contract Opt-Out and Termination and Resident Data Sent to HUD	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6- IBPS #6 Section 8 HAP Vouchers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7- IBPS #7 Notice of Corrective Actions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9- IBPS #9 Life Threatening Health and Safety Issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10- IBPS #10 Non-Life Threatening Health and Safety Issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12- IBPS #12 Annual Interest Earned Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13- IBPS #13 Public Housing Agency Audit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14- IBPS #14 Renewal of Expiring Section 8 Contracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15- IBPS #15 General Reporting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16- IBPS #16 Monitoring of Physical Inspection Results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Name of Contract Administration Oversight Monitor (CAOM):
(Please type or print)

Name: Patricia Proto

Signature: *Patricia Proto*

Date: 6-28-2010

Name and Title of Person Approving this Report:
(Please type or print)

Name & Title: Robert W. Reavis, Director, Atlanta Multifamily Hub

Signature: *Robert W. Reavis*

Date: 6/30/10

**ANNUAL COMPLIANCE REVIEW REPORT
PUERTO RICO HOUSING FINANCE AUTHORITY
PERFORMANCE BASED CONTRACT ADMINISTRATOR
SAN JUAN, PUERTO RICO
May 24-27, 2010**

The Compliance Review Team (CRT) reviewed the overall General Operations of Puerto Rico Housing Finance Authority (PRHFA), Performance Based Contract Administrator (PBCA), and the sixteen Incentive Based Performance Standards (IBPS). The Compliance Review Team found PRHFA's overall performance during the tenth year of the Performance Based Annual Contributions Contract (ACC) to be acceptable. We would like to acknowledge the progress made during the past year in resolving issues from the 2009 Annual Compliance Review, especially in the Subsidy Payments area. The additional staffing for the Subsidy Payments area was critical. PRHFA management and the Subsidy Payments Acting Manager have been instrumental in implementing the recommended improvements. We understand that PRHFA management will be upgrading the Information System Software for the review and processing of the Section 8 Monthly Vouchers and Special Claims. These improvements are essential to ensure PRHFA's continued success in accomplishing the tasks required by the ACC.

On April 27, 2010, HUD issued the Annual Contributions Contract Extension Amendment to PRHFA for contract administration services in Puerto Rico. The ACC Extension Amendment extends the ACC term for an additional six months (July 1, 2010 thru December 31, 2010). PRHFA has been successful in accomplishing the requirements of the ACC in the past. We believe PRHFA must remain diligent in maintaining sufficient qualified staffing and up to date systems to accomplish the ACC tasks within the required timeframes, and in accordance with HUD regulations. HUD staff will continue to assist with unresponsive owners and continue to meet with PRHFA management to resolve issues. The close working relationship between HUD and PRHFA staff continues to be paramount for success of the PBCA initiative in Puerto Rico.

GENERAL OPERATIONS

The overall general operations were found acceptable. There are written procedures and internal guides, which apply to the tasks to be performed under the Performance Based Contract Administration ACC. PRHFA completed the tasks outlined in the 2009-2010 Work Plan as scheduled or rescheduled with HUD approval. The Work Plan for 2010-2011 was submitted during the Review and found to be acceptable. Also, we received a copy of the annual Quality Control Audit Report issued May 11, 2010, by the PRHFA Audit and Compliance Office. The results of the audit disclosed that PRHFA accomplished its responsibilities under the ACC; however, the auditors observed some areas in need of improvement and made recommendations. We request a copy of PRHFA's response to the Quality Control Audit Report be provided with PRHFA's response to this Report.

We received a copy of the fidelity bond (Comprehensive Crime Insurance policy), which had an expiration date of June 30, 2010. Please provide a copy of the new fidelity bond policy covering the period July 1, 2010 thru June 30, 2011, with your response to this Report. We

received a Conflict of Interest Certification during the ACR, which states no Conflict of Interest exists with PRHFA and the PBCA portfolio.

Although the overall performance of PRHFA has been found acceptable, the CRT has identified some areas in need of improvement and the observations/recommendations are included in the following Report.

PERFORMANCE OF ACC CORE TASKS

IBPS 1 and 2 – Management and Occupancy Review/FHEO Report

Sample: SOL 413 Apartments, RQ46A001005
 De Diego Apartments, RQ46H005017
 Hogar Cristo Rey, RQ46T851028
 Villa Blanca, RQ46H005035
 Egida del Buen Samaritano, RQ46T791025
 Parque de los Monacillos, RQ46M000040
 Alturas De San Juan, RQ46T841003
 Trigo Elderly Housing, RQ46L000046
 Nuestra Senora de Covadonga Housing, RQ46H005014
 Torre de Tokio Apartments, RQ460005076

On Site Visits:

SOL 413 Apartments, RQ46A001005
 De Diego Apartments, RQ46H005017
 Hogar Cristo Rey, RQ46T851028
 Villa Blanca, RQ46H005035
 Egida del Buen Samaritano, RQ46T791025

Outcome: Identify and resolve areas of noncompliance with HUD regulations and other requirements.

ACC Requirements:

Schedule and conduct annual reviews of each project, using form HUD-9834 or other appropriate documentation.	Notify the jurisdictional HUD office by close of next business day of any potential fraud or potential violations of law identified during the review.
Evaluate the owner’s operating policies and procedures following guidance in the appropriate HUD directives.	Prepare and submit to the owner and jurisdictional HUD office a written report, on form HUD-9834, or other appropriate HUD-required documents, within 30 days of the review, outlining any findings and recommendations for corrective action.

Verify compliance with HUD regulations and requirements regarding occupancy issues and verify that correct documentation is contained in each resident file to support claims for payments under the HAP contract.	Monitor implementation of corrective action.
Verify owner compliance with civil rights regulations, including Title VI, Title VII, the Americans with Disabilities Act, and Section 504 of the Rehabilitation Act of 1973.	Enter required information into HUD data systems.

Although the overall performance of PRHFA has been acceptable, the CRT has identified some areas in need of improvement and makes the following observations/recommendations:

1. The purpose of the MOR Report is to provide the owner of the project with written notification of the reviewer's conclusions. The conclusions regarding the quality of the owner/agent (O/A) calculations and determinations of annual income and rent, performance problems or issues related to income and rent determinations, and corrective actions necessary to resolve income and rent problems are an important part of the review report. Therefore, it is imperative that the findings, causes, corrective actions, errors, and other conclusions are clear, persuasive, and well documented. This final report is HUD's mechanism for ensuring that all deficiencies are corrected and errors are reduced.
2. The review report should include a detailed list of errors and findings, as well as information needed to enable the O/A to identify the error or finding, understand the required corrective action, and know what documentation or completed corrective actions must be provided to the reviewer. Documentation may include copies of signed, recalculated tenant certifications, copies of vouchers where corrective adjustments were submitted to HUD, or evidence that a tenant was repaid for overpayment of rent. The report will provide the owner with a timeframe for completing the corrective action and responding to the report. In cases where the owner does not resolve the income and rent issues in the report or does not take the necessary corrective actions, PRHFA staff should examine the reasons for failing to do so and take appropriate action such as referring the owner to HUD staff. Deadlines given to owners must match deadlines reflected in iREMS.
3. TRACS information is the centerpiece of the monitoring efforts for an on-site review of income and rent determinations. It is critical that the information in TRACS be consistent with the original source documentation at the project. During the desk review PRHFA staff must examine TRACS reports for the project and contract(s) to identify income and rent related issues, especially income and rent discrepancies in the voucher and certification reports. When discrepancies are noted, specific tenant families may be identified as candidates for the on-site tenant file sample review. The reports will be used to: a) determine owner compliance; b) validate and correct voucher and tenant information; and c) validate and correct subsidy tracking and payments. If the review sample indicates a problem, PRHFA must require the owner to conduct a 100% review of the files and report

results of the review to PRHFA. PRHFA must test the review done by the owner to determine its reliability and accuracy.

Concern: On-site visit to Hogar Cristo Rey revealed that PRHFA staff did not properly review owner's compliance with EIV regulations during the MOR. As stated on conference call held on April 22, 2008, Contract Administrators staff, PRHFA staff could and should write a Finding when the O/A had access and was not in compliance before the EIV mandatory implementation date. MOR was performed on January 21, 2010. EIV became mandatory on January 31, 2010.

Corrective Action: Within the next 30 days PRHFA must: 1) review Coordinator Access Authorization Form(s); 2) review User Access Authorization Form(s); 3) review for proper approval from HUD or Multifamily Help Desk (for CAAF) or EIV Coordinator (for UAAF), authorizing O/A staff access to EIV system for data and reports for those staff who need to know the information for recertification purposes; and 4) make sure that owner approval letters have been received and are retained with the CAAFs and UAAs.

If PRHFA staff find that the O/A does not have approved CAAFs or UAAs on file for staff identified as users of the EIV system or does not have approval letter from the project owner authorizing the O/A to have access to EIV data on his/her behalf, then PRHFA must notify the Housing Assistance Policy Division at HUD Headquarters (with copy to the San Juan Program Center) for further review and possible removal of EIV access.

IBPS 3 – Rental Adjustments

Sample: Santa Juana Apartments, RQ46H005021
Monserrate Towers II, RQ46H005020
Colinas de Jagua, RQ46R000020
Posada del Angel, RQ46T801027
Angeli Apartments, RQ46H005025
Jardines de Aguada, RQ46R000021
Moca Housing, RQ46H005006
Villa Ponce, RQ46L000030
Juana Diaz Housing, RQ46T801011
Covadonga Housing, RQ46H005014

Outcome: Contract rent adjustments are timely and correct.

ACC Requirements:

Budget-based adjustments

Analyze the project's operating budget and supporting documentation for a rent adjustment to determine reasonableness according to	If the HAP contract requires the owner to maintain a reserve for replacement, analyze adjustment to the monthly reserve for replacement deposit as required
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guidance in HUD Handbook 4350.1.	and recommend action to HUD.
Document contract rent increases on a rent schedule (Form HUD-92458)	Verify accurate, timely completion and submission of the adjusted rent schedule by owner.
Analyze adjustments of the owner utility allowance schedule, if applicable.	Enter data into the appropriate HUD data system within five business days from completion of action.

Annual Adjustment Factor (AAF)

Determine the amount of annual adjustments in accordance with HUD requirements.	Validate comparability study if submitted by the owner to support a rent adjustment request.
Analyze adjustments of the owner utility allowance schedule, if applicable.	Verify accurate, timely completion and submission of adjusted rent schedule by the owner.
If the HAP contract requires the owner to maintain a reserve for replacement, analyze adjustments to the reserve for replacement, and recommend action to HUD.	Enter data into the appropriate HUD system within five business days from completion of action.
Approve or disapprove the amount of rent adjustment and provide written notification to owner.	

Although the overall performance of PRHFA has been acceptable, the CTR has identified an area in need of improvement and makes the following observation/recommendation:

To determine comparability for Annual Adjustment Factor (AAF) adjustments, PRHFA must follow instructions for Rent Comparability Studies (RCS) found in the Section 8 Renewal Policy Guide, as required by Notice H2002-10, Section 8 Project-Based Rent Adjustments Using the Annual Adjustment Factor (AAF). Procedures established in Notice H2002-10 are not to be waived since they implement statutory requirements.

IBPS 4/5 – Section 8 Contract Opt-Outs and Terminations

Outcome: Provide ongoing rental assistance to eligible residents in occupancy at the time of the opt-out.

ACC Requirements:

Inform the jurisdictional HUD office by close of next business day after notice by the owner that the owner has elected to opt-out of the HAP contract.	Obtain resident payment and family unit size data from the owner and provide it to jurisdictional HUD office within 3 business days after receipt of such information by the owner, and at least 90 days before HAP contract termination, for the purpose of obtaining Section 8 vouchers for residents.
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Inform the jurisdictional HUD office of the PHA's recommendation to terminate a HAP contract because of owner default.	Coordinate efforts with the jurisdictional HUD to identify a PHA to administer tenant-based voucher assistance for residents.
Verify that the owner has complied with the HAP contract and current law on opt-outs.	Help residents who must move from the project arranging to receive tenant-based voucher assistance from the PHA that will administer such assistance.

There were no Contract Opt-Outs or Terminations processed by PRHFA during the Review period.

IBPS 6/7 – Review/Pay Monthly Vouchers and Special Claims

Sample:	Rio Grande Housing, RQ46T781023	Oct-09
	Posada del Angel, RQ46T801027	Sept-09
	Miramar Housing for the Elderly, RQ46T801001	Mar-10
	Nurses Elderly, RQ46T781002	Mar-10
	Brisas de Jayuya, RQ46R000023	Mar-10
	Colinas de Jagua, RQ46R000020	Mar-10
	La Ceiba Housing Coop, RQ46L000036	Mar-10
	Egida de la Concepcion, RQ46T841023	Nov-09
	La Morada Apartments, RQ46H005032	Jan-10
	Comunidad del Retiro, RQ460001032	Oct-09

Outcome: Payments of Section 8 vouchers and claims are only authorized and paid for eligible covered units. Payments are made to owners by the first day of every month.

ACC Requirements:

Verify and certify accuracy of monthly Section 8 vouchers (forms HUD-52670 & HUD-52670-A)

Monitor owner follow-up efforts on discrepancies identified as a result of any income matching initiatives. HUD will provide discrepancy reports to the PHA.	Analyze required adjustments prior month's vouchers to determine accuracy and validity.
Monitor compliance by owners with requirements for entry of all resident certification and recertification data in TRACS.	Determine if authorized rent or utility allowance adjustments have been implemented timely and accurately.
Verify voucher submission by owner through the TRACS system by the 10 th day of the month preceding the month for which the owner is requesting payment.	Verify pre-approval of Section 8 Special Claims.
Verify through TRACS that the amount of housing assistance payment paid on behalf of each resident family is accurate.	Notify the owner, in writing, of any corrections required and track corrections.

Verify that all recertifications are completed by the owner in a timely manner and entered into TRACS.	Verify that owners are complying with current HUD rules and other requirements.
Verify that the owner's payment does not include any covered units for which Section 8 assistance has been abated.	

Verify and authorize payment only on valid Section 8 Special Claims for unpaid rent, resident damages or vacancy loss:

Analyze, verify and approve or disapprove owner claims in accordance with HUD regulations and other requirements; and using TRACS and information provided by the owner.	Return the HUD-approved claim to the owner for submission with the next owner voucher.
Enter data into a spreadsheet program for monitoring PHA payments.	

The CRT found that overall PRHFA processing of the Section 8 Monthly Vouchers and Special Claims is in accordance with current HUD regulations and the timeframes required by the ACC. We commend the PRHFA staff for their efforts in correcting the deficiencies identified during last year's Annual Compliance Review.

Observation: Tenant information in EIV is data from the most recent, active form HUD-50059, Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures in TRACS. Currently, a daily update is provided each morning from TRACS of tenants participating in Multifamily Housing's rental assistance programs. This data is uploaded into the EIV system the following evening. Therefore, there is a time lag of one day between the tenant data in TRACS and when it appears in EIV. Your weekly schedule to upload certifications to TRACS may affect the accuracy of the data contained in TRACS for PBCA contracts, thus affecting the EIV system.

IBPS 8 – PROGRAM ON HOLD AT THIS TIME

IBPS 9/10 – Responding to Health and Safety Issues/Resident Concerns

Sample:	La Morada Apartments, RQ46H005032	01/20/10
	Ocean Park Towers, RQ46H005016	02/08/10
	Angeli Apartments, RQ46H005025	11/02/09
	San Miguel Towers, RQ460005053	02/10/10
	Comunidad del Retiro, RQ460001032	02/18/10

Jardines de San Ignacio Housing Coop, RQ46L000016	02/22/10
Jardines de Country Club Apartments, RQ460001030	03/05/10
La Ceiba Housing Coop, RQ46L000036	03/23/10
Jardines de Joanne, RQ460003006	03/24/10
Comunidad del Retiro, RQ460001032	03/29/10
Los Robles Apartments, RQ460007072	03/29/10
Los Flamboyanes Apartments, RQ46H005026	03/29/10

Outcome: Resolve health and safety issues and establish positive relations and communications with residents and the community.

ACC Requirements:

Respond immediately to all life threatening health and safety issues.	Notify owner of all concerns and determine appropriate corrective action.
Respond to all non-life threatening health and safety issues within two (2) business days of notification during normal hours.	Monitor owner response to concerns and implementation of corrective actions.
Maintain tracking system from inquiries, responses and corrective actions and submit log to jurisdictional HUD Office with monthly invoices.	

The CRT reviewed documentation on PRHFA's responses to Health and Safety issues, and found that overall PRHFA performance has been acceptable.

IBPS 11 – Submit Section 8 Budgets and Requisitions to HUD in a Timely Manner

Not Applicable.

IBPS 12 – Submit Annual Interest Earned Certification to HUD in a Timely Manner

PRHFA complied with the Headquarters guidance issued May 11, 2007, in memorandum from Lanier M. Hylton, Director, Office of Housing Assistance Contract Administration Oversight, subject "Housing Assistance Payment Under/Over Payment Close-Out Procedures and Guidance for Annual Interest Earned Certification". PRHFA submitted the Annual Interest Earned Certification, Attachment C within 45 days of the end of the PBCA's fiscal year end for 2009. PRHFA will need to review the Headquarters requirements for IBPS 12, and submit the Annual Interest Earned Certification and remittance of interest earned to HUD within 45 days of the end of PRHFA's fiscal year end for 2010.

IBPS 13 – Public Housing Agency Audit

PRHFA submitted the required Audited Financial Statements for the fiscal year ended June 30, 2009, in accordance with the timeframe required by the ACC.

IBPS 14 – Renewal of Expiring HAP Contracts

Sample: Los Laureles, RQ460007102
Villas de Orocovix, RQ46R000031
April Gardens, RQ46R000033
San Anton, RQ46M000038
Altergarten Las Teresas II, RQ462543203
Las Guajanas, RQ46T801008
Parque de Lajas, RQ46R000012
Sol 413, RQ46A001005
Egida del Medico, RQ46T821036
Villas de Lomas Verdes, RQ46H005030

Outcome: Expiring Section 8 contracts are renewed.

ACC Requirements:

Verify that owners of projects with expiring Section 8 HAP contracts provide required notice to the PHA and project residents.	Prepare renewal HAP contract in the form required by HUD.
If the owner opts not to renew, take the actions under IBPS	After receipt of confirmation of funding for renewal from HUD, ensure the HAP contract is executed (signed) by the owner and the PHA.
Maintain copies of owner's notice to PHA and project residents.	Execute and distribute copies of the HAP contract within one business week to the owner, jurisdictional HUD office, and PHA files.
If the owner chooses to renew, determine which available option (form of renewal authorized by HUD) the owner wishes to use and notify the jurisdictional HUD office.	

The CRT found that overall PRHFA is processing the Section 8 contract renewals in accordance with current HUD regulations and the timeframes required by the ACC.

IBPS 15 – General Reporting

PRHFA has submitted the invoices, monthly, quarterly, and annual reports within the timeframes required by the ACC. PRHFA completed the tasks outlined in the 2009-2010 Work

Plan as scheduled and approved by HUD, and submitted an acceptable 2010-2011 Work Plan for the upcoming year.

IBPS 16 – Monitoring Physical Inspection Results

Sample size: Coop. Rolling Hills, 800019190
 Las Flores, 800019151
 Comunidad del Retiro, 800019081
 Centro San Luis, 800019074
 De Diego Apartments, 800019085
 Villa Rincon, 800019240
 Coop. La Ceiba, 800019140
 Vistas del Turabo, 800019257
 Las Lomas, 800019153
 Egida del Policia, 800019094

Outcome: Verify completion of corrective actions based upon the analysis of the results of the annual physical inspections conducted on properties included in the ACC. Take legal Actions as directed by HUD for enforcement of the HAP Contract.

ACC Required Post Inspection Activities:

Provide follow-up with owner on violations and corrective Actions needed.	Notify jurisdictional HUD office of abatement of payment and specific reasons for the action.
Provide owner with time frame to correct violations.	Notify jurisdictional HUD office of the completion of required actions.
Work with owner to eliminate the deficiencies.	Take legal action as directed by HUD for enforcement of the HAP contract.
Abate payments when owner fails to correct violations within designated time period.	

The CRT reviewed ten REAC inspection files and found that PRHFA performs REAC inspection follow-up activities in an acceptable and timely manner. The files were well organized, and iREMS entries were completed timely and included in the files.